Epsom Guardian

Thursday October 22 2015

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Don't forget clocks go back on Sunday, October 25

GARDEN PEST

Traveller jailed for targeting vulnerable OAPs

Behind bars: Benjamin Brown pleaded guilty to eight counts of fraud

GUARDIAN REPORTER

newsdesk@epsomguardian.co.uk

A traveller gardener will be behind bars for three-and-a-half years for scamming elderly and vulnerable victims, some of them in their 90s, out of thousands of pounds by offering sham services.

Benjamin Brown, 61, of Cox Lane, Epsom, pleaded guilty in July to eight counts of fraud and four of money-laundering.

Guildford Crown Court heard he declared only £82,672 of £747,590 earnings from 2006 to 2012 to the authorities, meaning £664,918 was undeclared.

How much of that was from illegitimate business is unknown.

Brown preyed on people unable to look after their gardens themselves, who mainly lived in Surrey, but also in Sutton, Wallington, Richmond and Twickenham.

The court previously heard he responded to any challenge over this with threats and aggression.

Judge Recorder Christopher Critchlow sentenced Brown to 42 months behind bars on Tuesday, October 20.

Brown targeted his victims between 2006 and 2012, trading under the names Greenfingers Gardening and Homecare Property Maintenance, which offered services including landscape gardening, paving and fencing.

Scam: Brown advertised his services in the Epsom Guardian and charged excessive fees for shoddy work

He advertised in local newspapers including the Epsom Guardian and its sister paper the Sutton Guardian, in parish magazines, and by posting adverts through doors, but would charge people excessively for poor quality work.

Judge Critchlow said: "What you were doing to some customers was grossly overcharging for doing gardening work for vulnerable people.

"There was also a degree of targeting these elderly and vulnerable people.

"It has also been said you did not have a charging policy, but rather you were looking for whatever you could get.

"I will also bear in mind what I have read about you from the several long-standing customers who said you did good work.

"But a lot of your elderly and vulnerable victims said they felt intimidated, and that you were aggressive. I will bear in mind this is your first conviction and various health issues.

"You have shown some regret, although the probation officer said you still see yourself as a victim, to an extent."

He was jointly prosecuted by Surrey, Buckinghamshire and Sutton trading standards.

In February 2013, a retired woman saw Brown's advert in the local newspaper and phoned him to carry out some landscape gardening.

Brown charged her £12,000, later reduced to £11,000, for work that he had been verbally quoted would cost between £4,000 and £6,000.

In a second case Brown was contacted by an elderly woman to carry out fence repairs in her garden after seeing his advert in the local paper.

She was charged £10,500 for a short run of fence and a gate.

When Brown completed the fence he proceeded to lift the garden patio slabs, despite being told to stop by the pensioner.

Brown re-laid the path and charged her a further £1,500, which she paid.

A total of £120 victim surcharge will be paid and no court costs were ordered.

For more on this story, visit **epsomguardian.co.uk**.

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Free hugs for health

Shoppers were treated to free hugs in Epsom town centre as a week of events designed to break down mental health stigma.

Epsom Mental Health Week, hosted by charity Love Me Love My Mind, offered talks, workshops, a play and film screenings.

To coincide with World Mental Health Day, six volunteers – clad in green "Free Hug" t-shirts – were in the town centre to offer support to those with mental illness.

Love Me Love My Mind trustee Allen Price said: "The week was a real success. Doing things like this is important in breaking down stigma surrounding mental illness. In a weird way, hugging strangers in the town centre really helped people open up to us about their own experiences of mental health.

"It was one of our biggest weeks ever and we reached a lot of people."

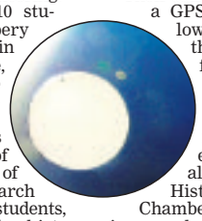
Guest speakers at St Barnabas Church included MP Chris Grayling – who discussed mental health in politics – and Surrey Police superintendent Matt Twist.

Epsom Mental Health Week ran from October 3 to October 11. Visit **lovemelovemymind.org.uk**.

Lift-off for space cadets

Students launched a weather balloon into space as part of an extra-curricular drive to encourage girls to get involved in science and engineering.

Fourteen year 10 students from Rosebery School for Girls in White Horse Drive, Epsom, travelled to Cambridge University for blast-off.



The launch was the culmination of several months of hard work, research and testing by the students, who were aided by history teacher Nick Chamberlain throughout the project and on the day by head of business studies Richard Harvey.

The group – known as the Rosebery Space Cadets – were given permission to launch from Cambridge by the Civil Aviation Authority.

Their balloon was fitted with a GPS tracker that allowed them to locate the balloon in a field in Northampton and a GoPro camera that captured "stunning" views of the earth from an altitude of 20,000m.

History teacher Mr Chamberlain said: "I was immensely impressed with how the girls approached this task. Their hard work, and resilience in the face of numerous set-backs led to this project being such a success."

Launch: Rosebery School pupils send a balloon into space

Business nominees

Nominees for the best businesses in Epsom and Ewell were announced on Monday ahead of the November award ceremony, with some familiar names topping the bill.

What's On in Epsom has been nominated for two awards – best website and social media and best business personality – as has Mary Zoeller Associates.

And the best new business gong will be fought out between Jo Jones Creative, Hannan HQ and Country Clothing and Store, while Adam Plowden, Lucie Oliver and Jessica Rea have all been nominated for best young entrepreneur.

One of the judges, Epsom Guardian content editor Becky Middleton, said: "There was a very high standard of applications this year and it was a very difficult task to narrow the entries down.

"Congratulations to all the finalists."

MP Chris Grayling said: "Epsom and Ewell has always had a dynamic business community, and our businesses continue to provide an excellent service to their customers."

The nominees will find out who has won at a drinks reception on Thursday, November 26, at the University for the Creative Arts in Ashley Road, Epsom.

For the full list of nominees, visit the website on **epsomguardian.co.uk.**

Police warn of burglaries

REPORTER
CRAIG RICHARD
craig.richard@london.newsquest.co.uk

A spate of burglaries targeting unoccupied properties in Worcester Park has led Surrey Police to encourage householders to urgently review their home security.

Offenders have stolen valuables including jewellery, watches and china ornaments over the past few days.

Break-ins occurred at properties in London Road, Epsom, on Saturday, October 17, in Nonsuch Walk, Sutton, overnight between Saturday and Sunday, October 18 and in Glenwood Road and Riverview Road, in Epsom, on Monday, October 19.

Detective Constable Simon Evans advised householders to take precautions and follow some simple security tips so they do not become the next victim of crime.

He said: "Surrey Police is taking the recent spate of burglaries in the Worcester Park area very seriously and as well as investigating the incidents we can also reassure residents there are additional patrols taking place."

Anyone who knows any information about these burglaries is asked to call Surrey Police on 101.

Alternatively, the independent charity Crimestoppers can be contacted anonymously on 0800 555 111.

INFORMATION ON PROTECTING VALUABLES

Police offer the following advice:

- **Register your valuables at immobilise.com**
- **Never leave door or car keys, wallets or handbags within reach of a letterbox, door or window**
- **Make your house look occupied when nobody is home by using an automatic timer to switch interior lights on and off**
- **Set your burglar alarm whenever you leave your home. If you do not have an alarm, get one fitted**
- **Always close your windows when you are out, ensure that French windows and patio doors are secure**
- **Dispose of packaging carefully. Empty boxes left outside can advertise to thieves what they can find inside**
- **Going away? Cancel milk, newspapers and other regular deliveries and ask a friend or Neighbourhood Watch scheme to keep an eye on your home**
- **Mark your valuables with a property marking product and place signs and stickers around your home, making it clear that your property is marked. Photograph your valuables and keep a description of them**
- **Always secure your shed and garage and do not leave ladders or other tools outside as these could help a burglar gain access to your home**

MOTORS
ROLL UP TO BUY OR SELL YOUR WHEELS
PAGE 52

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299,353 pages are looked at every month (Jan-Jun 2015)

Feeding the needy

Two Christian friends feeding homeless and vulnerable people in Leatherhead are reporting more people are using their service as awareness of it increases.

Colin Plumpton, an ex-trustee of the charity, and his friend David Putland, have resurrected the care of needy people in the area by creating Lunchbox after charity The Pitstop was forced to close its doors temporarily in August.

The pair – along with a team of volunteers – offer weekly lunches at Leatherhead Methodist Church hall every Wednesday.

Mr Plumpton said: "As the cold weather comes and with the economy the way it is, there are going to be more and more people on the streets of the UK who need help.

Volunteers: Peter Browne, Lynne White, Anne Marshall, Julian Swabey, Colin Plumpton and Dave Putland EP93661

"We will be here as long as Pitstop remains closed. We are just here to fill the gap."

Lunchbox runs every Wednesday lunchtime from 11am to 2pm at the Leatherhead Methodist Church hall in Church Road. It is open to anyone over the age of 16.

The pair are looking for volunteers to help at Lunchbox as well as donations of tinned food.

Contact Mr Plumpton on 01932 586 988.

Robber stole purse from lone woman

A lone woman fell to the ground and hit her head following an early morning robbery.

Detectives are appealing for information after a 23-year-old woman had her large red Michael Kors purse stolen from her handbag in Upper High Street at 6.45am on Thursday, October 15.

The victim was grabbed from behind by a man who demanded she give him her handbag.

She then fell to the ground and hit her head.

The suspect is described as a white man, in his late 20s, of a stocky build and was wearing a black jacket.

Detective Constable Colin Snell, investigating, said: "This was a terrifying experience for the victim and I urge anyone who may be able to help with the enquiry to call 101 with any details.

"Residents and visitors to Epsom should be able to go about their everyday business in safety

"Surrey Police will not tolerate this criminality."

Anyone with information about the robbery is asked to contact Surrey Police on 101 quoting reference 45150094110 or by using the online reporting system found at **my.surrey.police.uk/splonlinereporting web**.

Alternatively, the independent charity Crimestoppers can be contacted anonymously on 0800 555 111.

Children's centres are saved

REPORTER
BEN WEICH
ben.weich@london.newsquest.co.uk

Surrey County Council's u-turn on children's centre closures was met with jubilation by campaigners, although one borough chief slammed its "hasty, poorly thought-out" initial plan.

The proposal to close eight of the county's 58 Sure Start centres – including ones in Stoneleigh and Ashtead – was made last April by the Conservative-led council, which attributed it to a £23.5m cut in Government funding.

Sure Start centres were introduced in 1998 as a flagship policy of the newly-elected Labour Government, providing early learning services and day care, as well as advice on child and family health, parenting, money, training and employment, especially for those from disadvantaged backgrounds.

A "consultation period" was planned, but last week the council made an about-face, announcing a "strategy refresh'", in which none of the Sure Start centres would close.

According to Surrey County Councillor Eber Kington, of the Epsom and Ewell Residents' Association, it got thrown out because it was a "hasty money-saving decision", which drew "a great deal of opposition".

Coun Kington said: "Councils up and down the country are having to save money, and this was just another instance of this.

"They earmarked eight centres, but ran into trouble when it came to the consultation period.

"First of all, these centres are very important to a lot of people. Second, they didn't really take into account where all these parents and children would go if their local centre shut down. They're obviously going to go to another one down the road, and then they'll get full."

A county council spokesman said: "We have recently refreshed our strategy for improving support and services to families at an early stage and believe the Sure Start Children's Centre programme can contribute to this and therefore reduce the need for more specialist support in the future."

Coun Kington also accused members of the Conservative cabinet of targeting centres in "middle-class areas" because they felt Sure Start should be targeted at "less well-off people".

He said: "Part of the issue was the nature of the people these centres in Stoneleigh and Ashtead help.

"One Conservative councillor even said in a meeting once that provision of Sure Start should be based on "need not greed".

"They had this image of middle-class mums being given free breastfeeding lessons and they didn't like that. They feel they should have to pay for that sort of thing."

This was echoed by John Swanson, chairman of the Leatherhead Trinity School and Children's Centre, which runs the Ashtead centre, although he maintained there was nothing "untoward" about that.

Dr Swanson said: "Yes, I think it's fair to say there are smaller pockets of deprivation and need in Ashtead than in other places. Although there are still people who need Sure Start in Ashtead, and they would have been adversely affected if it had closed."

To complete the u-turn, the council has now said the Sure Start programme will work to contribute to a budget cut by "reducing the need for more specialist support in the future", referring to youth support services designed to help teenagers into education, employment or training.

The National Childbirth Trust, the country's largest charity offering support in early parenthood, welcomed Surrey County Council's decision, but questioned the wisdom of the initial proposal.

Senior policy adviser, Elizabeth Duff, said: "We need to see more Sure Start centres, not fewer, so we can continue to deliver vital services to parents in their first 1,000 days.

"NCT works with many Sure Start Children's Centres around England and they often provide a lifeline for parents."

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Overgrown: The site that has been sold by Tesco Deadlinepix EP93898

Superstore plans to make way for homes

REPORTER
BEN WEICH
ben.weich@london.newsquest.co.uk

The sell-off of land on Epsom's Upper High Street by Tesco has been met with cheers from across the political spectrum, after property developers revealed it plans to build homes on the site.

The plot – formerly an Iceland – has been left vacant since 2009, while Tesco mulled building a supermarket.

But developers Meyer Bergman, which purchased the plot and 13 others across the south-east and Bath for £250m, has announced it bought it as a residential site.

A spokesman said: "Meyer Bergman can confirm the acquisition of the Upper High Street site, Epsom. While we know there have been previous proposals for a supermarket on the site, we have bought it as a residential site for our growing residential development arm and we look forward to working with the council, local residents and stakeholders in the preparation of new planning application for the site."

With politicians of all stripes in agreement that Epsom faces a housing shortage, Meyer Bergmen's announcement was roundly welcomed.

MP Chris Grayling lent his support to the use of land at the east end of the high street for housing rather than retail because "we already have enough supermarkets and too few houses".

He said: "All across the south-east young people are struggling to get on the property ladder and it's no different here. We need to start building homes so more people can become property owners. So this is a good thing – I'd much rather that land was used for houses than for retail.

"It's vitally important we make space for the next generation."

This was echoed by Labour Councillor Kate Chinn, who was actively involved in blocking a previous move by Tesco to build a full-sized supermarket on the land.

Coun Chinn called for the building of "a lot more housing, especially affordable housing" to take priority over yet more retail outlets.

She said: "We always thought a supermarket would be going up, but this is so much better."

Reservations about Meyer Bergman's plans came from borough Councillor Clive Woodbridge, who said part of "Plan E" for future developments included building for retail at that end of the high street.

The Residents' Association councillor said: "We had envisioned some development to be a mix of residential and commercial."

MAN FOUND: A missing man from Epsom has been found. Dean Price, 18, had been missing since September 29, but was found in Epsom on Tuesday, October 19. A Surrey police spokesman thanked the public and media for their help.

PRISON ATTACK: A man has been arrested after an alleged prisoner-on-prisoner sexual assault at High Down prison. Surrey Police said it was investigating the assault, which is said to have happened at the Belmont prison on Wednesday, September 30. The man has been bailed until November 27, a spokesman said.

COP MEETING: The Office of the Police and Crime Commissioner for Surrey is holding a crime summit for Reigate and Banstead tonight, October 22. Senior members of Surrey Police and Reigate and Banstead Council and Police and Crime Commissioner, Kevin Hurley, will attend. The summit takes place between 7pm and 9pm at the Harlequin Theatre.

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NHBC

Vote to help refugees

REPORTER
CRAIG RICHARD
craig.richard@
london.newsquest.co.uk

Epsom and Ewell Borough Council voted unanimously to spearhead a county-wide effort to support initiatives helping refugees fleeing a "murderous fascist death cult".

Councillors decisively approved court ward councillor Vince Romagnuolo's motion at a council meeting on Thursday, October 15.

Earlier this month he called on the council to resolve to work alongside its 11 boroughs and districts as well as Surrey County Council to support initiatives helping migrants seeking refuge in the UK.

Coun Romagnuolo, the son of Italian migrants, was delighted to see his motion passed, and hopes the borough can continue the UK's "proud history" of helping refugees.

He said: "Although my parents weren't refugees, they grew up under a fascist regime.

"And make no mistake, these desperate people are fleeing a murderous, fascist death cult."

He said: "I know that budgets are under pressure, but we have a moral obligation to help those who are fleeing murder perpetrated by Isil and barrel bombs from the Syrian Government.

"I urge this council to take its fair share of the refugees and work with all the councils in Surrey and the county council to put pressure on the Government to provide the resources to house the refugees we agree to take."

Unlike many authorities, the council does not have its own housing stock and so would be reliant on securing housing association homes and property in the private rented sector in order to accommodate people.

There are currently long waits for people to be rehoused in the borough.

Councillors supported Coun Romagnuolo's motion, but were cautious to suggest a concrete solution until more information and guidance from central Government was available.

Residents' Association (RA) Councillor Neil Dallen said: "We are aware that there are residents within the borough who are prepared to offer rooms in their homes for possible refugees.

"With councils across the country receiving such requests, offers of help need to be co-ordinated.

"Once we have more information from the Government and the Local Government Association, we should be able to advise people who they need to contact to offer their support."

In September, Prime Minister David Cameron said the UK would take in up to 20,000 refugees over the next five years, but some councillors feel this is insufficient.

Coun Clive Woodbridge, of the RA, said: "Nobody can fail to be moved by pictures of people fleeing from Syria and elsewhere.

"Government says it is willing to take 20,000, which is not being overly generous when you consider the burdens placed on other countries.

"I think we should do more and I think we have to do more."

Conservative councillor Alexander Clarke said more needed to be done, but reminded the chamber that the UK's donations of £1.1bn to charities and camps make it the second largest bilateral donor.

He said: "I do agree with the general thrust of the motion.

"I do agree we need to do more, but the UK Government has been more generous than pretty much all other governments.

"We have definitely not been lacking in our support."

Zoo love rival fined

A zoo keeper was hit with a 12-month community order and made to pay £800 in compensation after smashing a wine glass into her colleague and love rival's face at a work Christmas party.

London Zoo meerkat keeper Caroline Westlake, 30, *pictured inset*, of Salisbury Road, Banstead, was also ordered to pay £200 in prosecution costs at Westminster Magistrates' Court last Wednesday morning.

Ms Westlake, 30, denied a charge of assault by beating, but was found guilty at Westminster Magistrates' Court on Friday, September 25.

The fight with victim Kate Sanders, a monkey handler at the Regent's Park zoo, is understood to be over the affections of a third zoo worker, Adam Davies.

'Freak accident': West Ewell Infant School

Fire crews free schoolboy as leg caught in tree stump

A five-year-old boy had to be cut out of a tree stump by fire crews last Thursday at West Ewell Infant School, after it gave way when he was climbing on it.

The boy's leg had to be cut free from the tree shortly after 1pm, and Epsom fire crews then performed first aid while waiting for an ambulance to arrive.

He was said to have suffered "minor injuries" to his leg and foot, although he did not have to go to hospital.

An Epsom Fire and Rescue spokesman said: "It was a bit of a freak accident and the boy was in a bit of pain.

"We used two saws to cut the base of the tree from underneath him and get him free.

"We're trained in first aid so we provided medical treatment while waiting for the ambulance to arrive."

A spokesman for West Ewell Infant School said: "He was very brave as the fire service quickly released him, after which the paramedics gave him a thorough MoT."

The school confirmed the tree stump will be removed shortly by Surrey County Council.

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Obituary Notice

AGNES WINGRAVE

Sadly passed away on 16th October 2015 aged 97 years and 1 day. Will be greatly missed by her huge family - "Everybody's Grandma". Funeral will take place at North East Surrey Crematorium, Morden at 12.40pm Friday 6th November 2015

LYZ WARREN

Died peacefully in hospital on 16th October, aged 68. Much loved Wife, Mother and Gran. Private family cremation followed by a service of thanksgiving at St Mark's, Tattenham Corner at 11.30am on 5th November. Family flowers only, donations to Macmillan Cancer Support and Cystic Fibrosis Trust. Contact W A Truelove & Son Ltd on 01372 723337.

BERYL MARY McKINNEY

Passed away on 6th October 2015 aged 88 years. Funeral Service to take place on Thursday 29th October 2.45pm at Randalls Park Crematorium. Family flowers only. Donations to R.N.L.I c/o Longhurst of Epsom, 8/10 Pound Lane, Epsom KT19 8RY

ANN BREEZE

Passed away on 10th September 2015 aged 84 years. Funeral service to be held on Monday 26th October 12.30pm at Randalls Park Crematorium. Family flowers only. Donations if desired, c/o Longhurst Funeral Directors 01372 723548

STANDEN MARGARET

Age 95 died peacefully in her sleep at Tadworth Grove Nursing Home 9th October. Dear Wife of the late Eric and loved Aunt of Patricia, the late Anne, Heather and Gillian and Great Aunt. Cremation at Randalls Park Crematorium, Leatherhead, Tuesday 27th October 2.45pm. Flowers welcome. All enquiries to Randalls Park

DOREEN ANNIE WHITE

Sadly passed away peacefully on the 26.9.2015. A much beloved Mum, Nan, Great Nan and will always be in our hearts and memories. The funeral will take place 23.10.2015 at Croydon Parish Church 1.00pm then onto Mitcham Cemetery for the burial at 2.30pm. All enquiries to Rowland Brothers 020 8684 1667

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‘Gift of life’ man is honoured in death

REPORTER
CRAIG RICHARD
craig.richard@
london.newsquest.co.uk

Died from brain aneurysm: Peter Baxter with his wife Anne, who collected the award

An Epsom man who gave the gift of life has received a posthumous honour after his donated organs saved the lives of others.

Peter Baxter, 63, was given the Order of St John award for organ donation at a ceremony on Tuesday, October 13.

He collapsed from a brain aneurysm in July 2014 and died at Charing Cross Hospital three weeks later. His organs were used to transform the lives of three other people.

His wife Anne and sons Matt and Richard attended the ceremony, which was run in conjunction with NHS Blood and Transplant.

Mrs Baxter, who is also registered as an organ donor, said: “When I look back on the last 36 hours of his life, I know that the kindness shown to us by the donor team nurses helped my family to understand what a marvellous thing Peter had agreed to do.

“One of the last things I did for Peter was to give my consent to the donations.

“It was a wonderful thing and I’ll always be very proud of both of us.”

Between April 2014 and March 2015, the number of deceased organ donors in the UK dropped for the first time in 11 years.

Despite this fall, the Order of St John honours the 1,282 people in the UK who donated their organs after death, leading to thousands of patients’ lives being saved or transformed.

Others honoured at Tuesday’s ceremony included Richard Curtis. His father John, who lives in Worcester Park, mother Jennie and sister Georgina accepted the award on his behalf.

Ann Cable, a member of the London County Priory Group of the Order of St John, organised the London ceremonies with NHS Blood and Transplant.

She said: “With about three people dying every day due to the shortage of organs, these donors and their families have carried out an inspirational act to help others to live.

“We hope the example they have set will encourage many more to follow in their footsteps and agree to become an organ donor.”

To join the NHS organ donor register visit **organdonation.nhs.uk** or call 0300 1232323.

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Double yellow lines will 'destroy' Ewell Village

You could yellow line the whole road from West Ewell station to Epsom and it would have no impact on reducing traffic.

EWELL MAN

Borough will support those fleeing 'murderous fascist death cult' after vote

It just shows how out of touch the council in Epsom is with the voters.

This issue was clearly discussed on the Epsom Guardian website and the majority of commentators were clearly against "housing those fleeing murderous fascist death cult".

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VIEWFINDER

This was taken last Sunday evening by Shyam Morjaria in Epsom Manor Park. Email your pictures to newsdesk@epsomguardian.co.uk marked Viewfinder.

Double yellow

Iain Gordon (Parking rules need clarifying, October 15) writes that Rule 243 of the Highway Code needs clarifying. It seems pretty clear to me:

Do not stop or park opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space.

This seems to go unenforced unless, for example, a fire tender cannot navigate through a corner.

Finding a parking space is difficult in some areas. It is no wonder some people take shortcuts, when enforcement is so lax. I understand that – funding is tight. When double yellows are seen to make a difference, as Mr Gordon notes, let us give them fresh consideration.

DAVID WADDELL
Epsom

Epsom Hospital under threat

I would like to thank Ben Weich for his article in last week's Epsom Guardian (Health: 'temporary' removal at Leatherhead Community Hospital to be permanent, no return for inpatient services).

This article is the tip of a very large iceberg that is developing within the location covered by Surrey Downs Clinical Commissioning Group (SDCCG). Recently a petition containing thousands of signatures to keep the stroke unit open at Epsom Hospital is gathering pace.

Claire Fuller chairwoman of SDCCG, has stated in a letter to the Epsom Guardian that no decision has been taken regarding the future of the stroke unit.

Residents should be aware that there is a strong possibility that this facility will close at Epsom Hospital.

It has been proposed by SDCCG that the Epsom and Ewell New Cottage Hospital will move from its current location in the grounds of West Park Hospital to Epsom Hospital. To create the necessary space for this move to take place, one option being considered is to move the outpatient services from Epsom Hospital to Leatherhead Community Hospital. What do residents, who rely on this service at Epsom Hospital, think of this proposal?

How can this be better for the patients?

It is not closer to home. It is further to travel and is more complicated journey by public transport. There is insufficient parking at Leatherhead Community Hospital. What do our doctors think about this?

While I am reluctant to say this, I feel the residents who rely on all the services at Epsom Hospital need to start taking a more active interest in what is being considered to ensure that Epsom Hospital continues to survive with the same or a higher standard of healthcare services across the board.

BOB MACKISON
via email

Village is slowly dying for lack of parking

I have traded in Ewell village for eight years now and it is not an easy place to trade for any business. I have seen many businesses come and go very quickly.

I agree with the manager of the Green Man. The parking restrictions and lack of car parking space is "destroying our village".

My staff can only park in one car park all day – Bourne Hall is four hours only. No one can just pop in and out of the village. It is easier to go to large stores.

The car parks are bulging due to the number of schools and doctors that do not have any car parking facilities.

These are hounded by traffic wardens. We have found a drop in trade at school times due to customers not being able to park.

Decisions are made with traffic flow as a priority. Maybe the amount of traffic lights that are implemented in a short space along the high street has something to do with the poor air quality?

Or the unnecessary amount of lights near the Spring pub. Who made that decision?

Ewell village is slowly dying and the council is not helping the traders at all.

They are actually making the situation worse.

MICHELE FAUST
Owner of Head Candi

Car permits

I have lived in Ewell for 18 years and as the roads in Ewell have lost parking, so have the residents of the old Kingston Road, Shortcroft Road and Primrose Walk.

This is because those who work for businesses in the village have started to park in these areas. Sometimes it is a nightmare trying to drive in or out of Shortcroft Road onto the old Kingston Road as cars park either side of the road right up to the junction.

People even think it is okay to park in private parking bays because the residents will not say anything. This has to stop.

Do we need to get parking permits enforced down these roads?

AMANDA MEAD
Via email

Encourage people to walk or cycle

We have the same issue in Ashtead – there are probably enough car parking spaces off the high street, but there is a high minimum charge. The High Street is full, but car parks are underused. The solution would be for very short-term (15 to 30 minutes) car parking charges in off-street car parks to be zero.

Overall car parking income could be maintained by charging more for longer stays. People also need more encouragement to walk and bike to shops.

MAURICE PAGELLA
Park Lane
Ashtead

The dark side of charity fun and games

Shopperland's leisure guru JIM PALMER would like to share some of his thoughts with you this week.

5 THOUGHTS OF THE WEEK...

1. You cannot even give to charity without being accused of political incorrectness these days. I am reliably informed anyone growing a 'tache next month and donating to "Movember" will be directly responsible for cruelty to animals. Animal Aid reckons your donations to help male cancers and mental health will be used to carve up animals in experiments. Personally, I still think it is a lesser evil to grow extra facial fuzz for a month.

2. Have you ever had an eye test? Working on computers as I do, I require one every two years. This time I couldn't help noticing just how intimate the experience is. Apart from conceiving my children I do not think I have been closer to anyone than I was the very pleasant French person who gazed into my eyes at close range.

3. Avid reader Jil Hall came up with a couple of thoughts she wanted me to mention. First, the cost of greetings cards: "These are printed cards in an envelope; not expensive to produce, and yet they cost a huge amount. Why not produce packs of five identical cards, as they do for Christmas? Most people would happily buy generic cards they could send to several people at a greatly reduced cost."

4. And secondly from Jil: "When will the taxman do the right thing and abolish VAT on sanitary wear and tampons? These are not luxury items, most women do not have a choice and changes to this most unfair tax are long overdue." For the record Jil, I agree with you 100 per cent.

5. And finally from me, I have gone on the record supporting a charge for plastic bags. However, if you are prepared to pay for them, then supermarkets should make them available. At the moment many self-service areas simply do not have bags available for you to pay and use. Tesco and Sainsbury's are the worst offenders.

Finally, finally, I will avoid further debate on the Scotland v Australia game save to say, there is never any excuse for anyone not shaking hands and I have never been prouder of the Scots.

Send in your 5THOUGHTS by email to aparkes@ london.newsquest.co.uk
Send on Twitter to @parkestheeditor
Send through Facebook to facebook.com/epsomguardian

Epsom Coaches *Looking Forward to 2016*

Spring Breaks

As the days get longer and the first blossom appears, what better time to take a break in the UK?

Cornish Seascapes, Legends and Poldark
Wednesday 9 March

Staying at a friendly hotel in St Agnes, we explore the stunning Cornish coastline.

Malvern Hills, Wye Valley and Ragley Hall
Monday 18 April

Exploring the lovely Malvern Hills and visiting Worcester and historic Ragley Hall.

Yorkshire Coast and Moors
Monday 18 April

We stay at an excellent hotel overlooking Robin Hood's Bay, exploring the scenic coast.

Summer Breaks

Enjoy the Best of Britain from the comfort and safety of an Epsom Coach, the best way to get away.

Somerset Explorer and Tyntesfield
Sunday 22 May/24 July

Visit the restored Gothic mansion, Tyntesfield and ride the West Somerset Railway.

Caernarfon and Snowdonia
Monday 30 May/18 July/5 Sept

Exploring the beautiful scenery of Snowdonia with visits to Portmeirion and Bodnant.

Oban, Tobermory and the 'Jacobite'
Wednesday 1 June

Staying in Oban, we visit Inveraray and the Isle of Mull. Ride on 'Hogwarts' Jacobite.

Cruising with Fred.Olsen

Fred.Olsen Cruise Lines

Our cruise programme with Fred.Olsen is now well established and we are pleased to offer ten different cruises for 2016.

Sailing aboard world-class vessels, Fred.Olsen offer fine traditional cruises, with exciting itineraries and great entertainment.

As with all our holidays, we pick you up from your door. You pay the same price as advertised by Fred. Olsen, but with a home pick up included.

Please call our dedicated cruise consultant on 01372 731724 for further details and a quotation.

2016 Summer Holiday Brochure

Selected European Breaks

Dutch Bulbfields and Keukenhof
Fridays 15 and 29 April

Staying at the five star Hilton in Rotterdam, we explore Holland in the Springtime. We visit the beautiful Keukenhof Gardens, with gorgeous displays of tulips, narcissi and daffodils. We also travel into Amsterdam and visit picturesque Volendam and historic Delft.

Romantic Rhine Valley and Boppard
Mon 7 March, Sundays 12 June and 11 September

A splendid tour exploring the picturesque Rhine and Moselle Valleys. We visit the historic cities of Rudesheim, Cochem and Koblenz. We stay at the excellent riverside Bellevue Hotel, which has welcomed our clients for over 20 years. Additional extras on the March departure.

Magical Italy
Sunday 12 June

An unforgettable 12 day touring holiday, exploring Tuscany and the Italian Lakes. We stay in Montecatini Terme, visiting Florence and the stunning scenery of the Cinque Terre. We also stay in a lakeside hotel in Riva del Garda, visiting Verona and Malcesine. Our 'flagship' tour for 2016.

For a free copy of our 2016 holiday brochure please telephone 01372 731705 or visit www.epsomcoaches.com

Free Home Pick Up on every Break and Holiday

Travel

Reader Offer

Newmarket Holidays

Bath Christmas Market & the Cotswolds

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Highlights & inclusions

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- A short tour of the Cotswolds
- Visits to Bourton-on-the-Water and Stow-on-the-Wold
- One night's bed and English breakfast accommodation at the Express by Holiday Inn in Swindon (or similar)
- Coach travel from the local area
- Escorted by a friendly tour manager

*Book by 31 October 2015. Please quote code CCHSPEC. £10 reduction is off the price shown above. Offer may be withdrawn at any time.

Book today to reserve your place!

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These holidays are organised & operated by Newmarket Promotions Ltd. ABTA V787X. Subject to availability. Single supplements apply. Standard phone charges.

ABTA Travel with confidence

Celebrate at *La Perla*

La Perla, in the leafy suburbs of Kingswood, is a beautiful Italian restaurant offering a fantastic menu and a variety of excellent Italian cuisine.

It's the perfect venue for a private party, wedding reception, corporate function or any bespoke event. La Perla has established itself as a fantastic place for themed nights and has acts performing most Friday nights including Beyonce, Michael Buble and Rod Stewart to name but a few. It's the perfect way to celebrate a Birthday party or any special occasion.

The bar area is also open for those just wanting to come down for a drink and enjoy the music! They are now taking bookings for Christmas Parties, Christmas Day Dinner and New Year's Eve so book now to avoid disappointment.

La Perla, 12 Waterhouse Lane, Kingswood, Surrey KT20 6EB. Call 01737 351157.

Party in style

For a wild Christmas adventure have a party at the Chessington Resort hotels!

Choose between a **Diamonds and Ice** themed extravaganza at the Chessington Safari Hotel with a four-course sit-down Christmas dinner, pre-arrival drinks and live entertainment for up to 150 people, or join a **Christmas Boogie** at the Chessington Azteca Hotel, featuring a three-course buffet dinner, Christmas novelties and a DJ and disco for up to 270 guests.

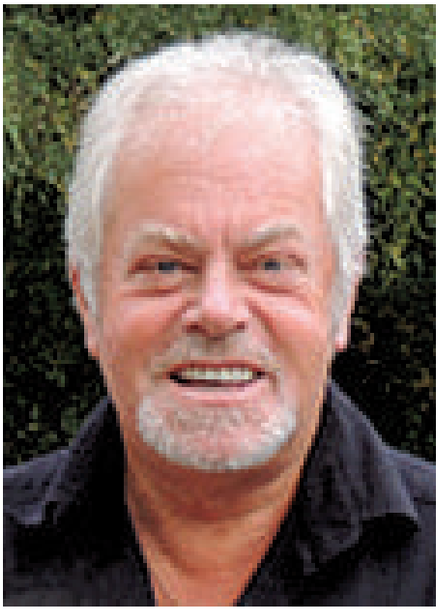
Whichever type of Christmas party you're planning, Chessington Resort have the perfect venue for you!

The Chessington Corporate Parties are November 27 and 28, December 2–5, 9–11, 15-18 and January 9, 16 and 23, 2016.

More details at chessington.co.uk

SPECIAL ADVERTISEMENT FEATURE

30 YEARS OF DENTURE FRUSTRATIONS – GONE.



Patient Graham Page
'Delighted beyond words, I feel confident again.'

After 30 years of wearing uncomfortable, ill-fitting dentures, Graham Page finally found the answer to his prayers.

"Back in the sixties, people did not fully understand the risks of tooth decay caused by sugar. Over time, I lost teeth and that really knocked my confidence. I ended up with dentures that kept moving in my mouth and food collected under the lower set, so I had trouble eating and was constantly suffering from mouth ulcers. They looked awful too, so I was embarrassed to smile."

Over 98% Success Rate

This went on for years as I went in and out of dental surgeries. I had various sets of dentures made, but it seemed impossible to get the fit, the bite and the look of the dentures right."

Years passed and Graham was in disbelief. "I wasn't suffering from a rare disease, it was ill-fitting dentures. How come no one could help me?"

Graham was reading the paper when he noticed an advert offering a 100% guarantee of relief from denture problems. "I didn't take a lot of notice," explained Graham. "It was just another gimmick, I had heard it all before." He remembers.

CLIP ON DENTURES

Free Consultation

Graham saw the article several times. Eventually he called the number and requested an information pack. He read it with interest - these people actually sounded as if they could help. The clinic used revolutionary new technology that was different to other practices he had been to.

Graham saw the clinic was in Carshalton. He was shocked as it seemed a fairly long way to travel, but he was still in pain.

Graham took the plunge and booked an appointment. What were a few hours of travelling after decades of pain?

He arrived at the clinic for an assessment and was impressed. The staff were attentive, experienced and completely understood his problems. "Their knowledge of denture problems amazed me," he explained. "Sadly, however, my story was not unique to them. In fact, it was a common occurrence. I decided to proceed with treatment – after all, it was guaranteed to work."

Pioneers

Justin Stewart was the first BPS qualified dentist in the UK, and he is the pioneer of 3D Dentures and mini dental implants at the Denture and Implant Clinic. He also authored the "9 Things you Must Know Before Having Dentures" and the "9 Things You Must Know Before Having Dental Implants." He explains, "My first job was providing dental services to residential nursing homes. I was amazed at the lack of help or knowledge that was given to denture wearers in care homes. This sent me on a mission to find solutions which led me to finding out about 3D Dentures from America. It's our unique techniques such as 3D dentures that allow us to achieve such dramatic results with patients that have suffered for decades. This enables us to give a 100% money-back guarantee to clear up the problems."

After 16 years of dealing with denture and missing teeth problems, the clinic now sees patients from all over the country and has an astonishing 98% success rate.

Graham decided to have implants placed in his lower jaw and new dentures that clipped onto them. Within weeks, his denture problems were finally behind him. "I couldn't believe it and still can't," he explains, "thirty years of suffering gone. They actually feel like a part of me and are fantastic to eat with – and without any movement."

For a FREE information pack, more advice or to book an appointment, contact The Denture and Implant Clinic on 0208 404 1456. If all of their advisors are busy, please leave a message, and your call will be returned as quickly as possible. Alternatively, write to 42 Banstead Road, Carshalton, Surrey, SM5 3NW or email info@thedentureclinic.co.uk.

As Featured in National Press and Radio

A VERY special offer for those with Dentures or Missing Teeth Frustrations

These booklets have greatly helped thousands just like you regain confidence in smiling. Denture or missing teeth problems are a misery you don't have to live with.

The incredible success of "The 9 Questions you must ask before having dentures made" & "The 9 Questions you must ask before having Dental Implants" means we are producing new editions Regularly. Not only are we donating £1 to charity but we are enclosing a FREE DVD to accompany the booklet.

Written by Justin Stewart, Senior Dentist at The Denture and Implant Clinic, this book simplifies for the lay person how to help longstanding denture or missing teeth problems. With a wealth of 20+ years' experience, Justin's booklet will arm you with the information that you need.

What people have said:

"I would never have thought to ask those questions and now realise how vital they are." S.Y.

"This little booklet is brilliant. Thank you so much." D.P.

Free While Stocks Last – ACT NOW

To order either booklet, phone: 0208 404 1456
The Denture and Implant Clinic, 42 Banstead Road, Carshalton, Surrey, SM5 3NW

www.thedentureclinic.co.uk www.thelondondentalimplantclinic.co.uk

CHOICES @ 16

An essential guide for your next step in education
Sixth forms, Colleges, Training and Apprenticeships.

Therfield Sixth Form

Therfield offers you the best of both worlds – the independence of a college with the support for your studies in a school-based setting to get you where you want to be.

You will receive a wealth of support with work and extensive guidance on planning your future.

This approach is what makes us such an effective and academically successful post-16 provider with over a third of our Year 13 cohort gaining places at Russell Group or Oxford and Cambridge Universities and has placed us in the top 25 per cent of all Sixth Form providers nationally for progress over the last two years at both AS and A2.

We offer a range of A level courses from Law to Psychology and two new vocational routes in PE and Business and Enterprise which can gain you University entrance

Students follow a week of tailored Higher Education and Careers training and take part in our Alumni training days, you will also have access to Unifrog to help you find the best course for you.

All students attend one-on-one university-style tutorials with tutors and become a member of a Study Skills Seminar group.

You could take part in the Sixth Form USA Trip to New York and Washington DC, the ski trip, World Challenge, Duke of Edinburgh Bronze, Silver and Gold, the German Exchange to Munich for students, the Auschwitz Project, the National Drama Festival in Scarborough or the MedDenVet scheme for aspiring medics and many more.

Rosebery Sixth Form

In 2015, students at Rosebery Sixth Form gained the best A Level results the school has ever achieved.

An exceptional 39 per cent of A level grades were at A/ A* and 70 per cent of grades were at A*-B demonstrating this high performing sixth form continues to go from strength-to-strength.

Guy Carter, Director of Sixth Form emphasised the school's delight at these outcomes: "Whilst I'm naturally proud about the results attained this year, the really exciting outcome was the destinations of our leavers."

Over 90 per cent of students went on to university, whilst 10 per cent have taken up prestigious apprenticeships (including with Deloitte and the Civil Service) or employment with previous Work Experience providers.

"At Rosebery we see education as a seven year commitment, where we strive for endeavour and excellence throughout, but particularly focus upon providing fantastic opportunities for our students in the Sixth Form".

It is clearly an exciting time for the school. As Mr Carter concludes: "We look forward to welcoming students to our open evening on November 12 and hope they will want to be part of our Sixth Form community."

Visit roseberyschool.co.uk

Therfield School Sixth Form

'progress at AS and A2 in the top 25% of schools'

OPEN EVENING

18th November 2015

5.00pm to 7.30pm

"The best way to predict your future is to create it"

Abraham Lincoin

Be Part of Something Special!

We are committed to providing an outstanding education which empowers our young people to be the best they possibly can.

Our students are encouraged to be creative, independent thinkers and we foster the confidence they need to be tomorrow's leaders.

OPEN EVENING

Thursday 12th November 2015

6.00pm - 8.00pm

A Level Results 2015:
A*- A : 39%
A*- B : 70%
A*- E : 100%

Destinations:
91% : University (38% Russell Group)
5% : Apprenticeships
4% : Employment

We welcome applications from girls currently studying at Rosebery and from those considering a move.

Rosebery School Sixth Form

Rosebery School, Whitehorse Drive, Epsom KT18 7NQ Tel. 01372 720 439 www.roseberyschool.co.uk

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'Abi Dental are very excited to introduce our new dentist Dr Radha Sisodia to our team.

Dr Sisodia qualified from St Barts & The Royal London Hospital.
We are confident that Radha will continue to provide the highest level of care that we have built our reputation for at Abi dental, with her kind and caring nature she is a pleasure to have at the practice, she fits perfectly into the Abi Dental team with her passion for dentistry especially restorative and her love of facial aesthetics.
Radha will be opening our Saturday clinics from Saturday 14th November, but just to reassure Dr Abi Al-Adhami's patients she isn't going anywhere and will still be available to see her patients as usual.'

The team at Abi Dental understand that coming to the dentist can be a very daunting thought. Our practice is based on the personal relationships that we build with each individual person that walks through our doors, we always go that extra mile to build a personal relationship with each of our patients and are proud to say that after over 8 years since we first opened our doors, we know we have changed many of our patients lives.

Our patient's general health & wellbeing is our main priority, all of our patients have a detailed personalised dental plan to ensure that we establish and maintain good oral health.

In addition to our cosmetic approach, at Abi Dental we strive to provide all aspects of dentistry under one roof so whether you are looking for a great dentist who will look after your teeth and keep your mouth and jaw in great shape, or perhaps you are interested in more specialist treatments such as Six Month Smile or Invisalign (adult teeth straightening), our Hygenist, dental implants, edentulous solutions & All-on-4 implants, In-house IV sedation (for more nervous patients) or Facial aesthetic services, then we are confident we can be the team to help.

If you would like to get to know us a little better, why not book one of our FREE no obligation consultations, give us a call or send us an email, we would be thrilled to hear from you.

Go ECO Friendly...

Fuel economy and low emissions are increasingly important for car buyers - here are the best green cars to buy.

If you're looking for the best cars available with a green paint option, you've come to the wrong place: this is our top 10 list of cars that are 'green', meaning economical and efficient.

A green car in our book is cheap to run, with the added benefit of being kinder to the environment thanks to lower emissions and higher fuel economy. With pressure on manufacturers to create cars that are more and more efficient, there are now plenty of choices if you're looking for a truly green car.

Car makers are always innovating with petrol and diesel engines, and breaking new ground with electric and hybrid tech, so there are now many different types of car that can be called green. Whether you're looking for a big SUV or a tiny runabout, there's bound to be a green car out there for you.

Some firms focus mainly on green powertrain type - like Toyota, which is known for its hybrid technology or Nissan with its LEAF electric car. But whatever they do, the goal is always the same: make cars that are efficient but still attractive to buyers.

Choosing the best green car for you

The best green car for you depends on a number of factors. You'll need to work out how much you want to spend, plus what sort of driving you'll be doing. For long-distance travel, an electric car might be out of the question - it currently takes too long to charge them back up and would be a pain to do so at a service station.

However if you're using the car for commuting only then an electric car could be perfect, as you could charge it at home and then again at work. A hybrid aims to combine the best aspects of an electric car and a conventional one, but it's compromised in both areas.

Here we've listed our favourite cars that can claim to be green - note that these are not necessarily the most efficient cars out there, but rather the ones we think are the best to buy right now.

Changing your Car to a low emmision or electric is childs play

Between conventionally-powered Golf GTI's and the electric e-Golf sits the GTE. A plug-in hybrid that combines dynamic Golf performance with eye-popping economy. Capable of 0 – 62 in 7.6 seconds, the GTE features road tax-avoiding emissions of just 39g/km and fuel efficiency at a sensational 166 mpg. It's powered by a choice of the potent TSI, powerful electric motor or both with 5-driving modes.

It's already been called '...possibly the most complete Golf ever..'. But to decide that for yourself, you'll need the complete picture. Why not call us today.

Representative Solutions Personal Contract Plan example based on 10,000 miles per annum for a Golf GTE 1.4 TSI 5-door.

Duration	4 years	Option to purchase fee payable with final payment	£10.00
Retail cash price	£28,755.00	Total amount payable	£32,807.72
Customer deposit	£8,529.45	Amount of credit	£20,225.55
47 monthly payments	£279.00	Excess mileage (per mile)^	7.2p
Acceptance fee payable within first payment	Nil	Rate of interest	6.6% fixed
Optional final payment	£11,154.72	Representative APR	6.6% APR

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www.driftbridge.volkswagen.co.uk

Das Auto.

Available to customers who purchase their car with Solutions Personal Contract Plan from Volkswagen Financial Services. When you buy on Solutions Personal Contract Plan, at the end of the agreement there are three options: i) retain the vehicle: pay the optional final payment to own the vehicle; ii) return the vehicle; or iii) replace: part exchange the vehicle, subject to status. Based on a 35 month, 10,000 mile agreement for the Golf R-Line. Retail sales only. ^Subject to agreed annual mileage. Available to 18s and over. Offer available for vehicles ordered by January 11th, 2016. Further charges may be payable if vehicle is returned. Offers are not available in conjunction with any other offer and may be varied or withdrawn at any time. Subject to availability. Terms and conditions apply. Finance subject to status. Accurate at time of publication. Freepost Volkswagen Financial Services. Finance providers may pay us for introducing you to them. We can introduce you to a limited number of lenders to assist with your purchase, who may pay us for introducing you to them. Standard EU Test figures for comparative purposes and may not reflect real driving results. Official fuel consumption figures for the Golf range in mpg (litres/100km): urban 00.0 (0.0) - 74.3 (3.8); extra urban 47.9 (5.9) - 94.2 (3.0); combined 39.8 (7.1) - 166.0 (1.7). Combined CO_2 emissions 165 - 35g/km.

JESTERS PARTY SHOP

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Large range of Halloween fancy dress for adults and children of all ages and sizes Huge range of animated props to suit every budget Massive selection of make up and prosthetics(including neon and Glow in the dark !)

New Toy department just opened
Fireworks in stock from 16th October

Scalectrix • Wooden toys • Wooden trains
• Stationery/colouring sets • Soft toys
• Remote control toys • And lots more
We also stock a large range of Balloons, Fancy dress, Wigs, Hats

Advertisement Feature

LIFEPAINT HELPS CYCLISTS TO BE SEEN

Volvo dealer Squire Furneaux Guildford Leatherhead, will this weekend officially launch Volvo Cars LifePaint www.volvocarslifepaint.com - a reflective spray aimed at increasing the visibility and safety of cyclists on the road in time for darker nights when the clocks go back on the 25th October.

Volvo Cars LifePaint is a unique illuminating safety paint which is invisible by daylight, but in the dark reflects light in the same direction as the light source, shining brightly to illuminate the objects it has been sprayed on. Volvo Cars LifePaint is transparent and can be washed off. It can be applied to clothes, shoes, helmets, pushchairs and children's backpacks – even dog leads and collars. Its aim is to make the invisible visible at night.

The innovative reflective spray, which was first available as part of a limited pilot in April 2015, is designed to react to a car's headlights, alerting drivers to the presence of cyclists in the dark. Volvo has secured a further partnership with the makers of the product, Swedish start-up Albedo100, to distribute the product through its dealer network.

Cyclists with Volvo Cars LifePaint

The product, first distributed through six London bike shops, sold out within 24 hours creating massive demand for wider distribution. From this weekend the product will be available in participating Volvo dealers and customers will be invited down to take part in events to demonstrate how the product works as well as purchase some for themselves.

Chris Andrew of Squire Furneaux Leatherhead, said:

> *"Every year more than 19,000 cyclists are injured on the UK's roads. At Volvo, we believe that the best way to survive a crash is not to crash at all, and are committed to making the roads a safer place by reducing the number of accidents. Volvo is a world-leader in safety technology, and we are proud to be extending our reach beyond just those driving our cars. By making cyclists increasingly visible as well as increasing the safety capabilities of our cars, we are doing our utmost to protect everyone on the road. We look forward to welcoming customers who would like to try out Volvo Cars LifePaint with a free spray on our forecourt and we also will have a limited supply for those who wish to make purchases to use throughout the winter to help them stay safe in the dark."*

The inspiration for the Volvo Cars LifePaint project came from Intellisafe – Volvo's unique pedestrian and cyclist detection system, enhanced to work in darkness on the all-new Volvo XC90 which was introduced to the UK in June this year. Intellisafe, is a state-of-the-art Volvo safety system which integrates some of the most cutting-edge safety technologies to Volvo cars. The technology uses a combination of radar sensors and cameras to identify other vehicles, pedestrians and cyclists and automatically brake if the driver fails to take the necessary action. This works in conjunction with Volvo's Active Bending Headlights, which adjust left to right according to the steering input to help see round corners better and improve safety at night. Together, these innovations contribute towards Volvo's Vision 2020 – the concept that no one should be killed or seriously injured in a new Volvo by 2020.

DEMONSTRATION DAY THIS SATURDAY 24TH OCT

Free sprays of Volvo Lifepaint at Squire Furneaux, Leatherhead Barnett Wood Lane

www.volvocarsleatherhead.co.uk

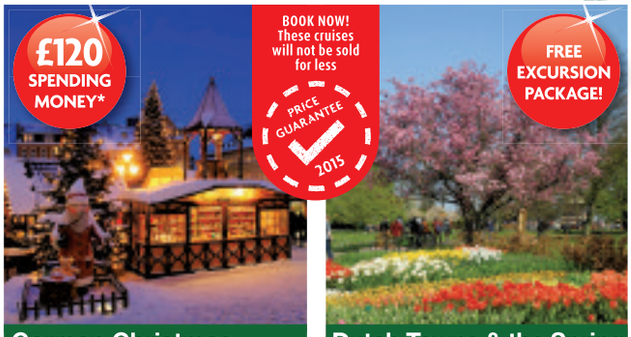
Kids! Don't forget to bring your bike helmet or favourite rucksack!!

· Volvo dealership Squire Furneaux to offer invisible reflective spray to help cyclists be more visible at night

READER OFFER

Your Local Guardian

river cruise line



German Christmas Markets Cruise

13 December 2015
4 days from £269

Price includes
- Executive return coach travel from a departure point near you
- Return ferry crossing from Dover to Calais
- Welcome drink, Captain's get-together & party night
- En suite cabin accommodation aboard the mps Lady Anne
- Full board during your cruise
- Entertainment every night of your cruise
- Visits to Andernach, Oberwesel, Koblenz & Cologne
- Cologne highlights excursion

Dutch Towns & the Spring Gardens of Keukenhof

10 April 2016
7 days from £579

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- Executive return coach travel from a departure point near you
- Return ferry crossing from Dover to Calais
- Welcome drink, Captain's get-together & party night
- En suite cabin accommodation aboard the mps Lady Anne
- Full board during your cruise
- Entertainment every night of your cruise
- Visits to Arnhem, Zutphen, Kampen, Lemmer, Franeker, Harlingen, Enkhuizen, Hoorn, Volendam & Amsterdam
- Included entrance to Keukenhof Gardens

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Your Local Guardian

Reader Offer

Newmarket Holidays

Beamish, Whitby & the North York Moors Railway

Nostalgia and scenic beauty

4 days from £285.00, 22 April & 30 September 2016

Explore Beamish, 'The Living Museum of the North', a wonderful re-creation of North-East life in 1825 and 1913, enjoy some sea air in Whitby, and journey through some stunning scenery on the steam-hauled North Yorks Moor Railway.

Highlights & inclusions
- Visit to Harrogate
- A ride on the North York Moors Railway from Pickering to Grosmont
- Visit to Whitby
- Entrance to Beamish
- Visit to the Richmond
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Spotlight on the scheme helping those on lower incomes buy their own homes.

What is shared OWNERSHIP?

At the Conservative Party conference, Prime Minister David Cameron announced plans to help Generation Rent become Generation Buy, with plans to favour the building of discounted starter homes for first-time buyers over the provision of low-cost rented homes, ***writes Helen Collins***.

For those unable to access home ownership direct, the often overlooked and misunderstood option of 'shared ownership' remains.

Here, we address five of the key questions about shared ownership.

What is shared ownership? Shared ownership is a part-rent, part-buy option to help people on lower incomes buy their own homes. Mainly provided by housing associations and some private providers, it is popular among first-time buyers struggling with a deposit and who can't secure a large mortgage. Schemes vary but usually you buy from 25 per cent of a property (some schemes start lower) to a maximum of 75 per cent. You pay a reduced rent to the housing association on the remainder. You take out a mortgage to pay for your share, and you can buy extra shares if and when you can afford to – a process known as 'staircasing'. The more shares you own, the less rent you pay – and the closer you get to owning outright.

So it doesn't mean sharing my home or buying with a friend? No. The main difference compared with, say, Help to Buy (see below), is that you can initially buy a small share and only need a small mortgage. You can sell on the open market once you own outright, otherwise the property must be marketed back via the housing association. If it does not sell within a certain time limit (usually two to three months), you can sell on the open market.

Why haven't I heard of this before? Shared ownership began in the 1980s but is not well known. Plus, government funding has been limited and it is only recently that new providers have come into the market. Properties are snapped up fast, so you need to move quickly.

Where can I find a shared ownership property? Check the usual property websites and select a filter for shared ownership. You can also Google HomeBuy Agent or shared ownership for a list of schemes.

Okay I'm interested. Are there any other options? You could opt for a Starter Home, available later this year. New homes will be available to first-time buyers under the age of 40 to buy at 80 per cent of their market value – with limits of up to £250,000 outside London and £450,000 inside.

Or there is Help to Buy – this has no age restriction for eligibility and applies to both first time buyers and home movers for newbuild or older properties up to £600,000. You only have to raise a 5 per cent deposit and you get a 20 per cent equity loan funded by the government. You own outright and have to get a mortgage on the full cost, not just the share you buy.

More details at savills.co.uk.

How to choose the right property survey

Where do I start? Most buyers rely on a mortgage lender's valuation. This will reveal serious defects that are likely to affect the property's value but it is only a cursory look at a home by the mortgage lender, to ensure it is worth the money.

What is the process? A valuation is usually a straightforward process. The surveyor will check the property and assess the value based on its general condition, the value of homes recently sold in the area and the buoyancy of the housing market. The report will contain a summary of the condition and comments on any general faults that may exist. This valuation is probably enough if purchasing a new build but if you are buying an older property, then it is worth having a more comprehensive survey carried out.

What sort of survey should I have? There are two main kinds of survey, which are recognised by The Royal Institution of Chartered Surveyors – a homebuyer's or a building survey. Both are carried out by chartered surveyors. A homebuyer's survey is more detailed than a valuation report. Like the valuation, the survey will check the general condition of the property and any major faults, as well as urgent problems that need specialist advice. It will test for damp in walls, damage to timbers and the condition of damp-proofing. It also covers insulation and drainage, plus the estimated cost of rebuilding the property for insurance purposes, along with the value of the home on the open market. This survey is not suitable for properties needing renovation or major alterations. For these kinds of projects, a full structural survey or building survey is required, although an in depth building survey can be performed on any property. It highlights major issues, as well as minor defects and the cost of repairs, technical information on the construction of the property, the materials used, plus the location.

Should I have a survey? A survey is similar to a health check for your new home. While it may seem like an unnecessary cost, it's the equivalent of a full check-up, so you know exactly what you're buying and its value. It is worth paying a few hundred pounds now to save on unexpected expenditure and hassle in the future. Some homeowners will invest in a survey before putting their property on the market.

For more information visit **onthemarket.com**

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Ashtead: 01372 273448

Ashtead £3,250,000

An impressive family home occupying approximately 0.9 of an acre plot nestled in exclusively private Warren Estate, Ashtead. EPC = C.

Ashtead £1,550,000

Nestled in Ashtead Park, yet only a short walk from Ashtead Village and City of London Freemen's School, a beautifully appointed four bedroom family house. EPC = E

Ashtead £980,000

A detached home offering flexible accommodation giving a family the option to socialise together & at the same time enjoying private areas of seclusion. EPC=D.

Ashtead £799,950

A well presented detached home situated on a bold corner plot on the South Side of Ashtead Village. EPC = D.

Banstead: 01737 850400

Banstead POA

A three bedroom detached bungalow with two acres of grounds /paddock offering potential for equestrian facilities, within one mile of Banstead Village. EPC = E

Banstead £699,950

A three bedroom detached family home presented to a immaculate standard, with ample off street parking situated in cul-de-sac location. EPC= E

Banstead £665,000

A four bedroom detached family home which offers a versatile kitchen/living area with parking for several cars. Offered with vacant possession. EPC= D

Banstead £299,950

A two bedroom, split level apartment with balcony, garage in block and well kept communal gardens, located in the heart of Banstead Village. EPC= D

Epsom: 01372 724477

Epsom £2,350,000

An elegant, spacious 7 bedroom detached family home offering period and contemporary features, a wealth of lateral living space & adjoining annexe. EPC=C

Epsom OIEO £700,000

A modern 4 bedroom detached house with 2 receptions, 2 bathrooms in the College area, requires some updating and offered with no onward chain. EPC=F

Epsom £545,000

An extremely well presented apartment with 2 bedrooms, 2 bathrooms, large sitting room with balcony, having been recently refurbished set in a gated development. EPC=C

Epsom £525,000

A charming 3 bedroom Victorian property with spacious kitchen/diner, lounge, cellar, off street parking located near the Town Centre & Station. EPC=F

V&H HOMES

A higher level of service...

Ashtead — An Extended Kitchen £589,950

- Extended and Detached
- Three Bedrooms
- Three Reception Rooms
- Modern Kitchen/Diner
- Utility & Cloakroom
- Rear Garden
- Off Street Parking
- Epc rating: D

Ashtead — Village Living £379,000

- Semi Detached
- Three Bedrooms
- Open Plan Lounge
- Kitchen & Utility
- Four Piece Bathroom
- Courtyard Garden
- Character Features
- Epc Rating: D

Ashtead — Quiet Privacy £749,000

- Detached Bungalow
- Two Double Bedrooms
- Cul-De-Sac
- Large Reception Rooms
- Cloakroom
- Utility Room
- Garage
- Epc Rating: D

Ashtead — A Superb Location £529,000

- Bungalow
- Semi Detached
- Spacious Rooms
- 3 Bedrooms
- Driveway
- Mature Garden
- Ideal Location
- Epc Rating: D

Ashtead — Guide Price £775,000

- Detached
- Four Double Bedrooms
- Two Bathrooms
- Family Room
- Large Through Lounge
- Private South Facing Garden
- Garage
- EPC: pending

Ashtead — Brand New £950,000

- Detached New Build
- Five Bedrooms
- Open Plan Kitchen/Dining
- Living Room
- Three Bathrooms
- Utility & Cloakroom
- Garage And Driveway
- Landscaped Rear Garden

Ashtead — A 30s Stunner £550,000

- Semi Detached
- Three Bedrooms
- Cloakroom
- Utility Room
- Open Plan Downstairs
- Close To Ashtead Common
- Close To Mainline Station
- Epc Rating: D

Leatherhead — A Country Feel £425,000

- Semi Detached
- Three Bedrooms
- Lounge/Diner
- Wet Room
- Front Garden & Patio
- Off Street Parking
- Extended
- Epc Rating: D

Ashtead — A Modern Extension £595,000

- Semi Detached
- Four Bedrooms
- Open Plan Living
- Study
- Cloakroom
- Off Street Parking
- 43ft Rear Garden
- Epc Rating: D

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Sparrow Farm Road
STUNNING LOCATION An impressive, four bedroom family home in the highly regarded Sparrow Farm Road.
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Bridgewood Road
Stunning four/five bedroom property backing onto the beautiful Cuddington park.
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SPACIOUS BEDROOMS £600,000
Lawrence Avenue
An immaculately presented, three bedroom, link detached property.
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stunning property in the ever popular Bridgewood Road. This four bedroom end of terrace property is one not to be missed.
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SOUGHT AFTER ROAD £550,000
Brockenhurst Avenue
A fantastic and spacious four/five bedroom semi-detached family home.
Call Worcester Park office on 0208 337 1701

FANTASTIC FAMILY HOME £475,000
Amesbury Close
A stunning, three bedroom, semi detached family home. Situated less than a mile from Worcester Park Station.
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SPACIOUS LOFT CONVERSION £475,000
Wliverley Crescent
Fantastic four bedroom family home in Wilverley Crescent

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IMMACULATE CONDITION £299,950
Bray Court
Stunning two bedroom high spec apartment in the ever popular Bray Court.
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CAIRDS ASHTEAD

Thinking of Selling or Letting in Ashtead?

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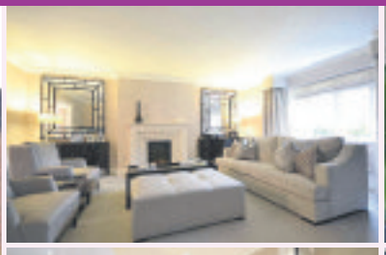
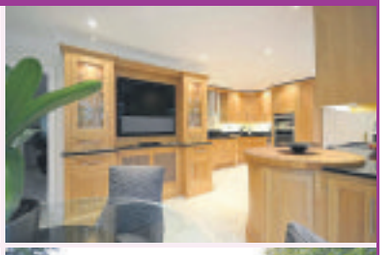
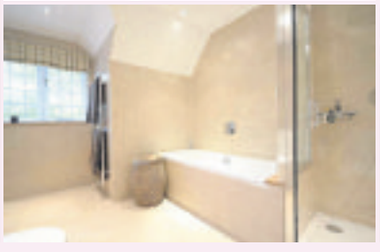
Ashtead **£1,400,000**

AWARD WINNING WOODLAND DEVELOPMENT -Interior designed to a top class finish throughout with a beautiful fully fitted oak kitchen and utility room, a stunning reception room with dining room leading off. Upstairs boasts master bedroom with balcony, en-suite and dressing room as well as four further bedrooms (one with en-suite) and family bathroom.

- Prestigious Development
- Stunning Detached
- Interior Designed
- Five Bedrooms
- Two En-Suites
- Two Reception Rooms
- Kitchen/Dining Room
- E.P.C. Rating D

Ashtead **£665,000**

- 1920s Extended Semi Detached
- Further Potential S.T.P.P.
- Three/Four Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Two Garden Sections
- Ashtead Station
- E.P.C. Rating E

Ashtead **£530,000**

- Sought After Road
- Victorian Semi Detached
- Charming Decor & Original Features
- Three Double Bedrooms
- Two Reception Rooms
- Conservatory
- Out/Summer House
- E.P.C. Rating F

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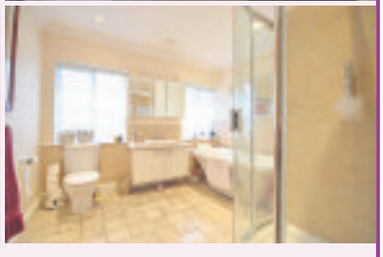
Thinking of Selling?...Think Cairds

Epsom £1,975,000



BEAUTIFULLY PRESENTED - Orchard House offers generous and elegantly proportioned accommodation over three floors. The light interior space flows pleasingly through the house suiting both family and entertaining requirements. An excellent location, benefiting from good school catchments and just a short walk to Epsom Town and mainline station.

- Extensive Character Detached
- Contemporary Decor
- Six Bedrooms
- En-Suite And Dressing Room
- Multiple Reception Rooms
- Beautiful Orangery
- Oak Barn/Games Room
- E.P.C. Rating E

Epsom £525,000

- Upgraded Semi Detached
- Extension Potential S.T.P.P.
- Three Double Bedrooms
- Double Reception Room
- Conservatory
- Garage
- Epsom Downs & Town
- E.P.C. Rating T.B.C.

Epsom £775,000

- Prestigious Woodcote Estate
- Elegant Detached
- Four Bedrooms
- Bathroom & Shower Room
- Two Reception Rooms
- Kitchen/Breakfast Room
- Beautiful Mature Garden
- E.P.C. Rating E

Tadworth £580,000

- Cul-De-Sac Location
- Family Detached
- Owned Since New
- Four Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Secluded Garden
- E.P.C. Rating D

Epsom Downs £859,950

- Cul-De-Sac Location
- Stunning Detached
- Three Floors
- Five Double Bedrooms
- Three En-Suites
- Reception Room & Playroom/Study
- Kitchen/Dining/Family Room
- E.P.C. Rating B

Epsom £675,000

- Opposite Rosebery Park
- Stunning Penthouse
- Two Double Bedrooms
- En-Suite To Master
- Video Entry Phone
- Balcony & Communal Gardens
- Allocated Parking
- E.P.C. Rating C

Epsom £389,950

- Noble Park Development
- Ground Floor Apartment
- Two Double Bedrooms
- En-Suite To Master
- 3m High Ceilings & Sash Windows
- Private Patio Area
- Allocated Parking Space
- E.P.C. Rating C

Epsom £330,000

- Cul-De-Sac Location
- Ground Floor Maisonette
- Modernisation Required
- Two Double Bedrooms
- Two Reception Rooms
- Private Garden
- Garage En Block
- E.P.C. Rating E

Epsom £555,000

- Upgraded Apartment
- First Floor
- Two Double Bedrooms
- En-Suite To Master
- Modern Kitchen/Breakfast Bar
- Balcony & Communal Gardens
- Underground Parking Space
- E.P.C. Rating C

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Thinking of Selling?...Think Cairds

Epsom £1,250,000

- Large Family Detached
- Seven Bedrooms
- Four En-Suites
- Three Reception Rooms
- Kitchen/Breakfast/Sitting Room
- Study/Playroom
- Backing Fields
- E.P.C. Rating D

Epsom £650,000

- Semi Detached
- Plenty Of Potential
- Four Bedrooms (One Loft Room)
- Two Reception Rooms
- Dining Room To Kitchen
- Large Secluded Garden
- Town, Schools & Station
- E.P.C Rating T.B.C.

Epsom £460,000

- Sought After Road
- Upgraded Victorian Semi
- Two/Three Bedrooms
- Two/Three Reception Rooms
- Kitchen/Diner
- Loft Room
- O.S.P & Garage
- E.P.C. Rating D

Epsom £899,950

- Renovated & Extended Detached
- Stunning Interior Finish
- Four Bedrooms
- En-Suite To Master
- Three Receptions & Study
- Large Modern Kitchen/Diner
- Landscaped Garden
- E.P.C. Rating E

Leatherhead £325,000

- Offers In Excess Of
- Victorian Terrace
- Beautifully Presented
- Two Double Bedrooms
- First Floor Bathroom
- Double Reception Room
- Amenities & Schools
- E.P.C. Rating E

Epsom £409,950

- Semi Detached
- Extension Potential S.T.P.P.
- Modernisation Required
- Three Bedrooms
- Kitchen To Dining Room
- West Ewell Station
- School Catchments
- E.P.C Rating C

Banstead £625,000

- Cul-De-Sac Location
- Family Detached
- Five Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Kitchen/Breakfast Room
- Conservatory
- E.P.C. Rating C

Epsom £325,000

- Chase Estate
- Refurbished Apartment
- Ground Floor
- Two Bedrooms
- Reception Room
- Contemporary Kitchen
- Private Patio
- E.P.C Rating D

Ewell £1,300,000

WONDERFUL HOUSE, WONDERFUL ROAD - Set on a private road and found on a generous plot is this substantial desirable residence. Amongst other things there is a sensational kitchen/dining room which has been extended superbly to offer a comfortable living space with double doors leading to the garden, plenty of curb appeal, mature front and rear gardens, and extension potential (S.T.P.P.).

- Private Road
- Charming Detached
- Six Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Generous Plot
- E.P.C. Rating D

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Stoneleigh
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Surrey, KT17 2HS
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1845 SQ FT OF SPACE

Epsom **Guide Price £725,000** 01372 745 850

- Four Double Bedrooms
- Living & Dining Rooms
- Kitchen/Breakfast Room
- Conservatory/Family Room
- Utility Room & D/s Cloak
- EPC Rating D

Stoneleigh **£609,950** 020 8393 9411

- Four Bedroom Semi Detached Home
- Three Reception Rooms
- Downstairs W/C
- Detached Garage & Driveway
- 75ft Garden
- Highly Sought After Road

Stoneleigh **£600,000** 020 8393 9411

- Three Double Bedroom Semi Detached Home
- Two Reception Rooms
- Kitchen / Breakfast Room
- Conservatory
- South / West Facing Garden
- Highly Sought After Road

GARAGE IN BLOCK & PARKING

Epsom **Guide price £585,000** 01372 745 850

- Four Bedroom Modern Town House
- Two Ensuite Shower Rooms
- 20Ft Kitchen/Dining Room, 2 X Cloakrooms & Utility Room
- Living Room & Family Room
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Stoneleigh
62 Stoneleigh Broadway,
Stoneleigh,
Surrey, KT17 2HS
020 8393 9411

Ewell Court **OIEO £575,000** 020 8394 1234

- Three Double Bedrooms
- Fitted Kitchen with Granite
- Lounge/Diner
- Detached Garage
- Block Paved Drive Way
- Private 70ft Rear Garden

Ashtead **Guide price £560,000** 01372 745 850

- Unique Three Bed Detached House
- Private and Secluded Plot
- 68ft Walled Southerly Garden
- Heart of Ashtead 'The Lanes'
- Bright open plan living area
- Conservatory

Stoneleigh **£559,950** 01372 745 850

- Three Bed Semi Detached Home
- Extended Rear Reception
- Extended Kit/B.Fast Room
- Garage & Driveway
- 115' Southerly Aspect Garden
- Vendor Suited

Chessington **OIEO £534,950** 020 8394 1234

- Three Bed Detached Bungalow
- Open Plan Kitchen/Diner
- Lounge with Doors to Conservatory
- Family Shower Room
- Landscape Rear Garden
- Garage & Parking

West Ewell **£500,000** 020 8394 1234

- Four Bedroom Terraced Home
- 20ft x 15ft Lounge
- Integrated Kitchen
- Ensuite to Master
- Private Rear Garden
- Allocated Parking

Epsom **Guide price £400,000** 01372 745 850

- Large Driveway & Parking
- Two Double Bedrooms
- Living/Dining Room
- Modern Fitted Kitchen
- Modern Upstairs Bathroom
- Secluded rear garden

West Ewell **OIEO £375,000** 020 8394 1234

- Three Bed End Of Terrace Home
- "L" Shape Lounge/Diner
- Downstairs WC
- Fitted Kitchen
- Garage in Block
- Double Glazed & GCH

Ewell Village **£375,000** 020 8393 9411

- Two Bed Semi Detached Home
- Period Cottage
- Lounge / Dining Room
- Refitted Bathroom
- Westerly Aspect Garden
- Ewell Village Location

Epsom **Guide price £320,000** 01372 745 850

- Two Bed Ground Floor Maisonette
- Private 57ft x 37ft Rear Garden
- Walk to Town & Station
- Excellent School Catchment
- Spacious Living/Dining Room
- Refurbished Throughout

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Cavendish Walk, Epsom £1,895

Well presented 3 bedroom, 4 bathroom town house on Livingstone Park comprising of large kitchen / breakfast room and cloakroom to the ground floor. To the first a large reception and master bedroom with en suite and then to the second floor 2 double bedrooms with en suite to one and a family bathroom. Integral garage,rear garden. Available now and unfurnished.

Hudson House, Epsom £1,275

Two bedroom ground floor apartment, located in the heart of Epsom Town Centre. The property boasts a modern fitted kitchen, open plan living room with PRIVATE PATIO, two double bedrooms, two bathrooms (one en-suite) and an allocated parking space. The property is being offered on a part-furnished basis and available October 2015.

Stoneleigh Park Road £2,200

Recently refurbished 5 bedroom, 2 bathroom semi-detached house in Stoneleigh, with excellent sized rooms. 2 separate and large reception rooms, fitted kitchen breakfast room this really is an an expansive home for any family. Short walk to Stoneleigh overground station where you can get into central London in about 30 minutes and from 23rd October.

Golfside Place, Epsom £850

An attractive and well presented first floor flat with fully kitchen kitchen, large three piece bathroom with shower, double bedroom with deep walk in wardrobe, Juliette balcony overlooking the rear garden. Allocated parking space. Unfurnished. Available 7th December

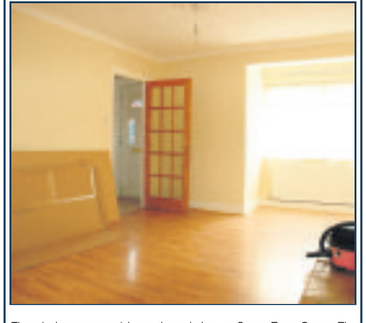
Hudson House, Epsom £1,250

Two bedroom first floor apartment with a private patio area, located in the heart of Epsom Town Centre. Modern fitted kitchen, open plan living room, two double bedrooms, two white suite bathrooms (en-suite to master), allocated parking for one vehicle and private patio garden. The apartment is being offered unfurnished and available October 2015.

Ashley Road, Epsom £2,100

Four bedroom detached house, located close to Epsom Town Centre. Flexible living accommodation and boasts four good sized bedrooms, a modern fitted kitchen, three reception rooms, downstairs cloakroom and a upstairs bathroom. Private rear garden and off street parking for two vehicles. Available September 2015. Part-furnished or furnished.

Horton Hill, Epsom £1,450



Three bedroom terraced house, located close to Epsom Town Centre. The property has been recently refurbished and boasts a modern fitted kitchen, spacious living room, white suite bathroom and three bedrooms. The property comes with a private rear garden, offered unfurnished and available immediately.

Hollymoor Lane, Epsom £1,395

Three bedroom semi detached house, located a short distance from Epsom Town Centre. The property has been recently refurbished, boasts a fitted eat in kitchen, spacious living room, three bedrooms and white suite bathroom. The property comes with it's own private rear garden, offered unfurnished and available immediately.

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Autumn is the perfect time to sell

As the nights draw in and the shops start to adorn shelves with festive themed goods, many assume that the boom time to sell a property has passed.

However according to stats from leading estate agent Leaders October and November is the perfect time to get a good a price for your home.

Ben Heath branch manager of Leaders in Epsom explains why; "Getting the best price when selling is reliant on a number of factors, but strongest of these is the balance of supply and demand. Whenever there is abundance of property stock on the market buyers can be fussier and ultimately are likely to chance their arm with cheeky offers.

It's true that there are some distinct seasons in the property market, but the best time attract a plethora of buyers is when other sellers are battening down the hatches for winter. Because many people choose to put their property on the market in the new year, waiting until then can mean that you have a greater number of houses in competition with yours for buyers' attention.

Whilst buyer numbers also rise in January, it is one of most balanced periods between supply and demand. In comparison the autumn months of October and November see a reduction in property stock at a time when many buyers are still hopefully of spending Christmas in a new home.

So our advice to people wanting to sell, is to be ahead of the rush and get the property on the market before the halls are decked and the resolutions are made."

For advice on all aspects of selling and for tips on how to get the best price, contact your local Leaders branch on **01372 745745** or visit **leaders.co.uk**

Ben Heath
Branch Manager

> "Whilst buyer numbers also rise in January, it is one of most balanced periods between supply and demand"

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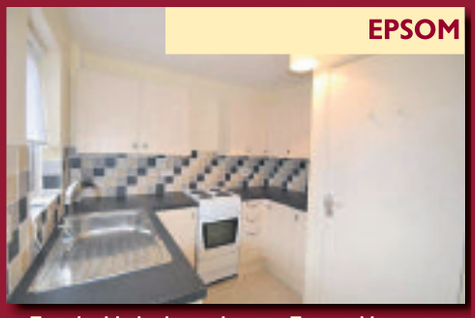
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Two double bedroom house - Two parking spaces
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£1250 PCM

ASHTEAD
Three double bedroom flat - Redecorated and recarpeted
Unfurnished - Available immediately - EPC rating D
£1275 PCM

EPSOM
Beautiful two double bedroom apartment - Two bathrooms
Fully furnished - Available 14th November - EPC rating C
£1495 PCM

EPSOM
Four bedroom detached house - Two bathrooms
Part furnished - Available immediately - EPC D
£2250 PCM

EPSOM
Four bedroom detached house - Two bathrooms
Furnished - Available immediately - EPC rating C
£2300 PCM

LEATHERHEAD
Four bedroom detached house - Favoured Pachesham Park Estate
Unfurnished - Available immediately - EPC rating F
£3695 PCM

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Interest rates set to rise – How will that affect the Epsom property market?

A couple of weeks ago, I mentioned in this blog about how the Bank of England has been indicating recently that UK interest rates will be going up in the not too distant future. Therefore, if you are one of the 4,601 homeowners in Epsom, who own your own home with a mortgage, then you need to consider your options and start to budget for an interest rate rise. However, if you are a landlord, who owns one of the 2,253 rental properties in the town, whilst your exposure to interest rate rises is lower, it is most certainly something you should be aware of.

Since the spring of 2009, British interest rates have been at a record low of 0.5%. It's not a case of if, but when, they will rise. Some people think it will be before Christmas, although I am of the opinion, it will be early in the New Year around Easter time, when they do rise. I also expect those rises will be slow, steady and limited. It also depends on what happens to UK wage rises, UK inflation and the general state of the British economy. Nevertheless, as most of us in Epsom would love to pull the shutters and stick two fingers up to the world, we have to recognise we are part of a global economy and global economic worries still exist to prevent an abrupt and instantaneous rate rise.

Those Epsom landlords, who do have a mortgage, need to realise that as interest rates rise, their monthly mortgage costs rise. It's easy to say you will look at your mortgage next month and then before you know it, Christmas will be here! Don't forget, mortgage lenders have always removed the juicy low rate mortgage deals a few months before interest rate rise. Speak to a qualified mortgage arranger, there are lots of them in Epsom and seriously consider fixing your mortgage rate now. You didn't buy your Epsom Buy to Let property for it to become a millstone around your neck. It's all about mitigating your costs and maximising your income to make your Epsom Buy to Let property the investment you want it to be.

However, on the other side of the coin, two in three landlords who have bought property since 2007, have done so without a mortgage. A rise in interest rates might be a good thing. Let me give you some background first, then I'll explain why. Epsom landlords have see their return on investment for their Epsom buy to let property, over the last couple of years, perform very well indeed with Epsom property values rising by 43.36% since the Spring of 2009. However, when rates do rise, whilst more expensive mortgage rates will ease the demand for borrowing, on the other hand, it may temper house price growth, making the property market more competitive... and therefore, we should see the return of some bargain property buys in Epsom!

Finally though, can I ask all Epsom homeowners and Epsom landlords, who have a mortgage that isn't fixed, they need to recognise that rates will rise throughout 2016 to 2018 and will continue to move steadily upwards towards more viable and feasible long term levels. However, I am not qualified to give that advice and this is just my personal opinion, so please speak to a qualified mortgage arranger and, if appropriate, fix your mortgage before interest rates rise. Don't say I didn't warn you!

In the meantime, if you are a landlord looking for a bargain now, don't despair ... there are plenty out there, if you know where to look! One place is Rightmove, another Zoopla and another OnTheMarket. However, sometimes, you can't see the wood for the trees. At the time of writing, Rightmove had 373 properties for sale in Epsom, Zoopla 269 properties for sale in the town and OnTheMarket 136 properties ... where do you start? A lot of savvy Epsom landlords like to visit the Epsom Property Blog www.epsompropertyblog.co.uk, where, ***irrespective of which agent is selling it***, I regularly post what I consider out of the hundreds of properties on the market, to be the best buy to let deal in Epsom. Alternatively you can email me on **ian@directresidential.co.uk**

Ian Plumb

This and other articles are added to our Blog for Epsom to help with advice for buy to let investment, which can be found on our website or www.epsompropertyblog.co.uk Alternatively you are welcome to email me on ian@directresidential.co.uk

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Thinking of Buying to let?

For those of you who are considering this increasingly popular option, ARLA have created guides that cover the Buy-to-Let market. Why not start with their do's and don'ts guide below?

DO:

• Think of buying to let as a medium to long term investment.

• Seek advice from an ARLA letting agent on local market demands.

• Get your sums right. Will the rent cover borrowings and costs, after allowing for void periods?

• Decorate, fit out and furnish to high quality standards, especially kitchens and bathrooms, to attract the best tenants and let quickly every time.

• Use an ARLA member as your letting agent. They have Client Money Protection, hold Professional Indemnity Insurance to required standards, have staff trained to ARLA's competency standards and are kept up to date with the latest legal and regulatory requirements.

DON'T:

• Let personal taste cloud your judgement. Be sure the property you choose meets market requirements.

• Purchase anything with potential maintenance problems like a lot of woodwork or large gardens. It will add nothing to the rental value and cost a lot to keep up.

• Think that the running of an investment property to let can be left to friends or relatives in your absence. Tenants require a full management service.

• Use off-the-shelf tenancy agreements from HMSO or law stationers, or forget to issue the right notices or fail to have a proper inventory and condition report made before a tenant moves in.

Leave all documentation to a professional agent.

• Furnish with second hand furniture or cast-off soft furnishings. These will probably contravene the Furniture and Furnishing Regulations.

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PUBLIC NOTICE

Surrey Homes are now in receipt of an offer for the sum of £1,285,000 for Tudor Oaks, 41 Hollymeoak Road, Chipstead, CR5 3QE. Anyone wishing to place an offer on this property should contact Surrey Homes, 10 Chipstead Station Parade, Chipstead, Surrey, CR5 3TE or 01737 550 101. Before exchange of contracts.

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THIS WEEK'S REASONS TO GO OUT

FAMILY **Cave Painting at Bourne Hall Museum, Ewell, Wednesday (October 28).** Little ones can learn about how early man left behind vivid paintings in caves before trying to create their own. It costs £5 a child. Book by calling 020 8394 1734, or email dbrooks@epsom-ewell.gov.uk.

FILM **Spectre (12A), out Monday.** James Bond is back and this time he's haunted by a figure from his past. Daniel Craig is 007 while Sam Mendes returns to the director's chair after the success of Skyfall and it's set to be the biggest Bond yet.

CIRCUS **Circus of Horrors, *pictured*, at New Wimbledon Theatre on Monday.** Having taken Britain's Got Talent and the West End by storm, the circus mixes amazing feats with creepy horror. The show features killer clowns, sword swallowers, demon dwarfs and death-defying aerialists. For more information, go to **atgtickets.com/wimbledon**.

MAGIC **The Close Up Show at Epsom Playhouse on Saturday.** Three magicians from sell-out shows at the Magic Circle will rotate between three tables to perform intimate, close-up magic and trickery. Tickets cost £16.50. For more information, go to **epsomplayhouse.co.uk**.

THEATRE **The Bear at Polka Theatre, Wimbledon, from Friday until November 8.** This family show, from the writer of The Snowman, is the heartwarming tale of a girl who is befriended by a giant snowy-white bear. The 50-minute show is suitable for children aged four to eight. For more information and to book tickets, go to **polkatheatre.com**.

Vibe

Halloween and half term coincide this month, meaning there's lots of wicked fun to be had for children, families and adults. Vibe has picked out some of the top creepy fun this October

I'VE GOT CHILLS

SEANCE AT THE LONDON DUNGEON

Halloween: A Walk on the Dark Side – from Bourne Hall Museum, Ewell, from 7pm to 8.30pm on October 30 and 31. Discover the dark side of Ewell on this guided tour which takes in graveyards, notorious crime scenes and ghostly tales. It costs £5 and meets in the foyer at Bourne Hall. Go to **epsom-ewell.gov.uk.**

Frankenweenie (PG) at Clapham Picturehouse on October 31, at 11.45. Tim Burton adapted his own black-and-white short film into a stop-motion kids feature about a boy who brings his dog back to life. It's a kids club film so unaccompanied adults are not allowed. Go to **picturehouses.com.**

Fright Nights at Thorpe Park from October 9 to 12, 17 to 19 and 24 to November 2. Get spooked at the theme park with late opening, creepy goings on and special attractions with live action scares. There's a scary deserted circus and attractions inspired by movies such as Saw and The Blair Witch Project. Go to **thorpepark.com**.

Trick or Treat Run in Richmond Park on November 1. If running is your idea of hell then this could still be for you. Fancy dress is encouraged for this run – from 2km to 10km – with prizes for the best costumes. As you approach the finish you'll have to choose between a trick or a treat. Entry costs from £15 to £25. Go to **humanrace.co.uk**.

Seance at the London Dungeon. Scary all year round, the London Dungeon turns it up another notch at Halloween and this year's attraction is Seance. Set in 1873, it's based on real events when a medium visits the most haunted house in England, in Berkley Square. Tickets cost from £20.50. Go to **thedungeons.com**.

Buffy The Vampire Slayer: The Bronze is Back at the Ritzy, Brixton, from 8.30pm on October 31. Celebrate the seminal TV show by dusting off your crop tops, woolly jumpers, leather jackets or Hawaiian shorts for a Buffy-themed party on both floors of the Ritzy. There will be music, games and dancing on graves. Tickets cost £8. Go to **picturehouses.com**.

Regal Ruin at Battersea Arts Centre from 7pm on October 31. The Art Centre's Scratch Bar summons the corrupt souls of history for a right royal bash featuring DJs, prizes for costumes and poisoned chalice cocktails. Tickets cost £6 in advance or £8 on the door. Go to **bac.org.uk**.

500 Years of Fear: Ghost Tours at Hampton Court Palace from October 31. Take a spine-chilling tour of the palace after all of the visitors have gone home and hear the supernatural stories spanning five centuries. There are a series of tours, suitable for different age groups, which cost from £7 for children and £14 for adults. Go to **hrp.org.uk**.

FRIGHT NIGHTS

BUFFY THE VAMPIRE SLAYER

AT YOUR LEISURE: Tadworth Leisure and Community Centre unveiled its new multi-million pound facilities this month. The £11m centre in Preston Manor Road replaces the nearby Banstead Leisure Centre and boasts a 60-station gym, creche, a group exercise studio, and four outdoor five-a-side pitches. The six-lane, 25m swimming pool and teaching pool will remain closed until final works are completed.

TOP AWARD: South East Coast Ambulance Service (SECAmb) won the public sector and blue-light fleet of the 2015 gong at the Commercial Fleet Awards last month. Judges at the event, hosted by Gaby Roslin, praised SECAmb for being an "example of comprehensive fleet management" and "showing good use of its road safety programme".

WALL TREK: A Banstead woman who plans to trek along the Great Wall of China next year has kicked off a fundraising campaign for a Cheam hospice. Maxine Ragsdale-Lowe, who works in cancer care at the Royal Marsden Hospital, Sutton, hopes to raise the £3,000 she has pledged to St Raphael's Hospice by next summer.

SANTA'S SCHEDULE: Watch out, Banstead, Santa Claus is coming to town between December 2 and 18 to spread some Christmas cheer. Banstead Rotary Club has arranged for Santa and his sleigh to visit Banstead, Nork, Tattenham and Tadworth as he collects for charities. For more details and a map of St Nick's tour, visit **bansteadrotary.com/.**

Archiving 80 years of care for disabled

REPORTER
CRAIG RICHARD
craig.richard@london.newsquest.co.uk

Thousands of pictures showing how a Leatherhead charity has helped disabled people for more than 80 years have been uploaded to an online archive.

To celebrate the 80th anniversary of its formal opening, the Queen Elizabeth's Foundation for Disabled People (QEF) has embarked upon an archiving project which has created digital copies of its historic photos.

In addition to the digital image archive, a digital archive of film reels and video, and collection of oral histories from people that worked, trained and lived at QEF will all be available online soon.

The headquarters in Woodlands Road, Leatherhead, was formerly opened by the Queen Mother then the Duchess of York) on June 17, 1935.

The idea of a residential training college was first mooted in 1932 by Dame Georgiana Buller, then chairman of the Central Council for the Care of Cripples.

Royal seal of approval: The Queen Mother – then the Duchess of York – opens the centre in 1935

Idea: Dame Georgiana Buller founded the centre in 1933

With the support of the late Queen Mother, then the Duchess of York, the centre was formally opened three years later.

The foundation now has bases in Carshalton, Banstead and Epsom and helps more than 1,000 disabled people a year increase independence and improve life skills.

Media manager at QEF, Alistair Pulling said: "These pictures tell a story of disability issues in Britain from before the Second World War and show examples of how people with disabilities trained for work and independent living.

"They also show how Queen Elizabeth, the Queen Mother supported them and played a role to change attitudes in society."

Bringing past to life: Staff with some of the items they hope will evoke memories from dementia patients

Turning back the clock

Dementia patients at Epsom and St Helier Hospitals are reliving happy memories thanks to "reminiscence suitcases'"filled with items from their youth.

Items include ration cards, old-fashioned telephones, cosmetic products in original packaging and Elvis Presley memorabilia.

Sue Cook, leader of the Older Persons Assessment and Liaison (OPALs), said: "Sights, smells, sounds and feeling all stimulate memories for everybody.

"We've found that a lot of the everyday items from bygone decades that we don't really see any more can be great tools for unlocking people's happy memories.

"This is a bit of a novelty for us members of staff, but more importantly they can be absolutely fantastic for reminding our patients living with dementia of happy memories they have, which in turn can lead to really engaging conversations between them and our staff.

"It can also help the person's family and friends, as they see a more relaxed and chatty patient."

Other innovative methods in the hospitals' dementia care include care charts on patients' beds, which indicate information about their likes and dislikes, and hand-knitted mittens called Twiddlemuffs.

Ms Cook said: "After we introduced the care charts our staff agreed they let them engage much more quickly with patients, who find it difficult to communicate."

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Fri 23	Sherlock Holmes and the Ripper Murders	AT	Play
Sat 24	Mad About the Musicals 10th Anniversary	CH	Music
	Sherlock Holmes and the Ripper Murders	AT	Play
Sun 25	Dinosaur Zoo - Meet the new T-Rex!	CH	Family Show
Mon 26	Dinosaur Zoo - Meet the new T-Rex!	CH	Family Show
	Disney's Frozen Sing-Along (Cert. PG)	CH	Cinema
Tue 27	Thomas the Tank Engine Movie (Cert. U)	CH	Cinema
	Inside Out (Cert. PG)	CH	Cinema
	Minions (Cert. U)	CH	Cinema
Wed 28	Royal Philharmonic Orchestra	CH	Classical
Thu 29	Miracle on 34th Street: The Musical	AT	Family Show
	The Comedy Network	TS	Comedy

HIGHLIGHTS

Nils Lofgren
Friday 30 October

Dawn French
Thirty Million Minutes
Thu 5 November

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Sunday 25th October
Sunday 1st November
Cars from £12 Vans from £20 Trailers £5
Sellers from 7.00am - no need to book
Massive car parks free. Buyers: before 8.30: £1, after 8.30: 50p. Children free
More dates: www.hookcarbootsale.com or 07788132977

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Massive public attendance
Bucket Collection for Royal Marsden Cancer Charity
Charity No: 1095197

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Admission £1 from 10:30am
EVERY WEDNESDAY 10.30am - 2pm
Admission £1 from 10.30am
Cars £12, Small Vans & MPV £20, Large Vans £25
No booking required.
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Further details
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BRAND NEW Clothes,tags still on M&S, Debenhams ,Wallis & others 8-10 from £2. 07949 389 046

CLOTHES VARIOUS Brands 8-10 and shoes size 4, excellent condition from £2. 07949 389 046

Collectables & Fine Arts

50 BOXING Personalities, 1938, Churchmans cigarette cards in frames. £70. 020 8641 4238

25 RUGBY Cigarette cards in framed up picture john player. £30. 020 8641 4238

Computers & Laptops

COMPUTER ACCESSORIES HPw2408h 24" monitor, wireless. Keyboard & mouse. All VGC £50 020 8641 7230.

Curtains & Blinds

PENCIL PLEAT Lined curtains 66" wide, 72" drop gold v.g.c. £15 ono.

DIY Equipment

HEAVY DUTY Double extension ladder. Rope operated with auto latch, 7.5M (30ft) £45. Tel 020 8651 6630

HITACHI, 24V Hammer drill in case £60. 07931 130 512

DIY Equipment

STEAM WALLPAPER Stripper. £12. 07931130512

WOLF ELECTRIC Drill hammer keyless chuck £20. 07931130512

Domestic Appliances

FRIDGE/FREEZER VGC, £99. VGC. Tel 020 8651 6630

SIRRUS WATER Heater. Sirrus Quickstart 9.5kW under sink Water heater Used. Installation Instructions and User Guide, £35. 02086470195

TOASTER 4 slice Morphy Richards toaster Excellent condition, £4. 07980 579269

Furniture & Furnishings

2 ARMCHAIRS Pair of (G-PLAL) Part of suit, woven fabric mixture of mainly Blue & Neutral not marked VGC £70 02086417230.

2 DINING CHAIRS Black in good condition, £7 the pair. 07980 579269

Garden Tools & Equipment

ELECTRIC HEDGE Cutter £20. 07931130512

ELECTRIC LAWN Mower £20. 07931 130 512

TURBO ULTRA Glide lawn mower, 14" blade, nearly new £85. 07931130512

Household Furnishings

VINTAGE CHARCOAL Coal heated smoothing Iron. Ideal decorative piece for Victorian fireplace, £15. 07908770509

BEAUTIFUL COFFEE table. Glass topped round coffee table with three wooden side tables fitted underneath. 32 in diameter., £45. 02083374929

FISH TANK AND UNIT. Seabray dark mahogany fish tank and unit. 24ins wide plus display.Good condition £30. 02086442764

PINE CHAIRS x4. Very good condition, £75. 07908770509

Lighting & Lamps

CHROME STEEL 5ft Standard lamp complete with shade, £12. 020 8770 9807

Musical Instruments

WANTED VIOLINS Violas, Cellos and Double Bass. Will call and collect. 01323 899 763 or 07713 270850.

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020 8647 9596
Mobility Centre

Pictures

PICTURE Of "The Rivals" in nice large frame by James Tissot,colourful. £20 . 0208 395 9873

SEA GALLEON Large picture of Sea Galleon on rough sea. £20 . 0208 395 9873

Settees & Suites

2 SEATER 4ft cottage style sofa. Good condition £40 offers 02086442764

3 SEATER SOFA AND ARMCHAIR. Beige weave 3 seater sofa and armchair.Good condition.?80 offers 02086442764

Sports Equipment

ELECTRIC GOLF TROLLEY
battery and charger included, excellent condition, ono £135
0792 550 5836

LADIES GOLF clubs. Ladies Skymax graphite golf clubs complete with bag and trolley. Only used twice., £65. 02083374929

Tools

ENGINEERING TOOLS and some machines for sale, for more details. Ring 0208 399 9211

Toys & Games

DORA THE Explorer Feltastic. As felt 'clings' to felt, children can place the pieces anywhere on the felt board to create a scene, £4. 07908770509

DISNEY STORE Snow White Trolley Case. I have two cases for sale. £7 each, . 07908770509

CHILDS GARDEN Slide, £15. 07908770509

CHILDREN'S PUZZLES. A-Z puzzle. Disney princess includes 3 puzzles aged 4+ Disney princess includes 4 puzzles aged 3+, £5. 07908770509

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PLAYMOBIL FARM. Complete with barn many animals, tractor and farm accessories, £30. 02082242635

SCHLEICH ZOO animals. Thirty four animals in total. Very good quality., £50. 02082242635

PLAY TABLE. Green plastic play table with four matching chairs. VGC., £10. 02082242635

DISNEY TINKERBELL dress. Aged 8 dressing up dress., £5. 07908770509

JIGSAW PUZZLES 500 pieces 50p each. 020 8647 3409

Toys & Games

PLAYMOBIL VEHICLES. Fire Engine, Luxury Yacht, Ambulance, School Bus, Large Box of Figures and accessories, £60. 02082242635

POLLY POCKET. Roller Coaster Resort complete with original box, figures, car and accessories, £25. 02082242635

SUPER SCRIBBLER - Pink (ELC). Comes with a pen and four stamps and a manual eraser to wipe the slate clean., £5. 07908770509

ELC PINK guitar. When your child presses the fret-board buttons, they can listen to fun tunes and sounds., £5. 07908770509

Pets Corner

Pet Services

PET PORTRAITS
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07938545692

Articles Wanted

TOOLS WANTED
Engineering tools, Woodworking tools purchased.
Tool makers, cabinet makers etc...
Also required clock & Turning equipment.
Garages & Workshops cleared.
Peter Sebald:
07931 479413

RECORDS WANTED
45's, LP's, 78's, EP's, 50's - 60's - 70's Especially Reggae, Soul, Tamla-motown.
07836 728 307
or 01737 556 603

FIREWORK COLLECTOR Blue touchpaper British fireworks packaging posters PRE 1980 Cash paid will collect. Tony 07956 506 300

WOODEN WALKING STICKS Required please don't throw them away,can be put to good use. old and clean. Call Mike on 020 8644 5631

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Articles Wanted

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Lake Garda

8 days from £349 Flying direct from London Gatwick, May, June, July, August, September & October 2016

Offering a taste of the Mediterranean along its sunny shores, idyllic Garda is the perfect 'lakes and mountains' holiday choice. This is a wonderful opportunity to enjoy a stay on the sun-blessed shores of this, Italy's largest and most spectacular lake. Its clear blue waters, backed by the wooded slopes of craggy mountains, are fringed by stylish, elegant resorts, completing the perfect picture-postcard scene that has drawn visitors for the last hundred years.

Tour highlights

- ✓ Seven nights' carefully chosen hotel accommodation – a range of 21 hotels in four resorts are available at a supplement
- ✓ Return flights to Italy
- ✓ Return airport-to-hotel transfers
- ✓ The services of a friendly, experienced resort based manager

*Applies to bookings made by 31 October 2015. Quote promo code EUR25 to receive £25pp discount off the price shown. Offer may be withdrawn any time.

Madrid, Toledo & Salamanca

6 days from £569 Flying direct from London Gatwick, 14, 20 Apr, 12, 18 May, 15, 27 Jun, 1, 7, 19 Sept, 1, 7 & 13 Oct 2016

The glorious heart of Spain, reflected in its beautiful cities, each bursting with history and colour.

Tour highlights

- ✓ Spend three nights in Spain's historic capital, Madrid
- ✓ Enjoy a walking tour of Madrid's major sights
- ✓ Discover and explore majestic Toledo, in its spectacular setting, including a walking tour
- ✓ Visit Segovia, with its fairy-tale 'Disney' castle
- ✓ Spend two nights in Salamanca, Spain's 'most beautiful city'
- ✓ Enjoy a guided walking tour of Salamanca
- ✓ Fully escorted by a friendly, experienced tour manager
- ✓ Five nights' four-star bed and breakfast accommodation, return flights and transfers

*Applies to bookings made by 31 October 2015. Quote promo code EUR25 to receive £25pp discount off the price shown. Offer may be withdrawn any time.

Santander & Green Spain

6 days from £429 Flying direct from an airport near you, 17, 24 Apr, 15 May, 5, 19 Jun, 28 Aug, 4, 11, 25 Sept & 2 Oct 2016

Glorious Costa Verde beaches, the drama of the mountains, and all the elegance of one of Spain's most unspoiled regions.

Tour highlights

- ✓ Spend five nights in a beautiful beach resort location
- ✓ The sandy beach is perfect for early morning walks
- ✓ Nearby Santillana del Mare is known as 'the prettiest village in Spain'
- ✓ Enjoy a guided tour of Santander, elegant Cantabrian regional capital
- ✓ The stunning Picos de Europa national park is one of northern Spain's most spectacular corners
- ✓ Discover historic Burgos – home to El Cid – on an optional excursion
- ✓ Fully escorted by a friendly, experienced tour manager
- ✓ Five nights' three-star half-board hotel accommodation, return flights and transfers

*Applies to bookings made by 31 October 2015. Quote promo code EUR25 to receive £25pp discount off the price shown. Offer may be withdrawn any time.

Berlin, Colditz & Dresden

5 days from £489 Flying direct from an airport near you, April to October 2016

Discover three of former East Germany's most glorious cities as we take a peek behind the former Iron Curtain.

Tour highlights

- ✓ Explore Berlin on an included guided tour
- ✓ Time to explore the sparkling university city of Leipzig
- ✓ Step into a world of heroism on a guided tour of Colditz
- ✓ A guided tour of stunning, Baroque Dresden
- ✓ Fully escorted by a friendly, experienced tour manager
- ✓ Four nights' three-star bed and breakfast accommodation at hotels in Berlin (2 nights) and Dresden (2 nights), return flights and transfers

*Applies to bookings made by 31 October 2015. Quote promo code EUR25 to receive £25pp discount off the price shown. Offer may be withdrawn any time.

Portofino, Florence & Tuscany

8 days from £629 Flying direct from London Gatwick, October 2015, April to October 2016

Explore one of the Med's most exclusive corners.

Tour highlights

- ✓ A week's stay in one of Tuscany's most celebrated spa resorts
- ✓ Discover elegant Santa Marguerite Ligure's stunning bay
- ✓ Pay a visit to chic Portofino
- ✓ Pisa and Lucca, two Italian gems
- ✓ Spend a day in Florence
- ✓ Fully escorted by a friendly, experienced tour manager
- ✓ Seven nights' three-star half-board hotel accommodation, return flights and transfers

*Applies to bookings made by 31 October 2015. Quote promo code EUR25 to receive £25pp discount off the price shown. Offer may be withdrawn any time.

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Triangle Community Services
Your Care, Your Home, Your Way (a registered charity)

Now recruiting for a day care assistant/ transport escort for our day care service in Wallington
Contracted hours 30 hours per week with additional overtime possible
Knowledge of working with older people and working with age related conditions required.
Join our team and we will provide you with the opportunity for career development alongside specialist training.
We provide and pay for DBS checks, training, holiday pay, pension, child care vouchers
DRIVING LICENSE REQUIRED
Call Wendy at the centre for more information on 0208 6697398 or apply on line at www.triangle.care

Epsom & Ewell High School
part of the Bourne Education Trust

Design & Technology Technician

£16,000-£20,000 Pro Rata - Depending on qualifications & experience
20 hours per week – 40 Weeks per year

We require an energetic and enthusiastic person to provide support for our Design & Technology department, by preparing materials and equipment for lessons and examinations.

The ideal applicant will have experience in the use of specialist equipment. However, if you are passionate about art or technology and have the ability to offer excellent technical support, we would love to hear from you.

An application form and job description is available to download from the school's website: **www.epsomandewellhighschool.com**

Applications should be emailed to: **sandersk@eehs.surrey.sch.uk** by noon on Friday 30th October 2015 and interviews will commence the following week.

We are committed to safeguarding and promoting the welfare of children and expect all staff to share this commitment. Appointment will be subject to a Disclosure & Barring System (DBS) clearance.

WILSON'S SCHOOL

"An outstanding school that deserves its high reputation" Ofsted

Catering Assistant

£7,650 pro rata (full time equivalent £16,242) Salary point 5
Monday – Friday, 10.00am – 2.00pm
195 days per year usually school term time

The role involves helping the catering team to prepare, cook and serve freshly made food, serving snacks and lunches in one of our four servery areas. The position involves working with boys aged 11 - 18.

You will ideally have experience of working within a similar environment. Good communication skills and the ability to work as part of a team are also essential.

Further details and an application form can be downloaded from our website. Alternatively contact Mrs H. Ware on 020 8773 7680 or email: hw@wilsonsschool.sutton.sch.uk
Mollison Drive, Wallington, Surrey SM6 9JW

Closing date: Friday, 13th November 2015.

The school is committed to safeguarding and promoting the welfare of children and young people and expects all staff to share this commitment. Appointment is subject to enhanced child protection screening including checks with past employers and the Disclosure and Barring Service.

www.wilsonsschool.org

Amy Johnson Day Nursery
Room Leader (EYP)
Room Leader (Qualified Level 3 or above)
36 hours per week covering shifts between 7.30am and 6.00pm
To apply: **childrenscentre@amyjohnson.sutton.sch.uk** or **0208 647 3183**

MOLLY MAID

Molly Maids is expanding again!
F/T and P/T domestic cleaners required, no experience necessary, we offer training and uniform, good rates of pay, no evenings or weekends, driving licence preferred, if you have good communication skills and well presented.
Please call: 020 8542 7900 and ask for Carrie to arrange an interview.

Smith & Byford are recruiting the following roles:

Customer Service Operative
3 shift patterns including Saturday
(Covering 8am-8pm)

Home Services Administrator
8am – 5.30 pm Monday –to Friday
And one in 4 Saturdays
A local electrical and gas maintenance service provider.
Applicants must have excellent customer service and computer skills.
Training provided for both roles
To apply for either role please send your CV to
jobs@smithandbyford.com

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RECRUITMENT DAY
PRIORY COURT CARE HOME
28th October 2015
10am - 4:30pm
The Care Sector Needs You!
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Come & meet the team, and find out the answers to the questions you want to ask about your career in the care industry
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T: 0208 393 0137 E: manager@priorycourtcarehome.co.uk

SHS
SUTTON HIGH SCHOOL

Permanent
2 ½ days per week
Additional Learning Needs Coordinator to support our girls in English and Mathematics.
Closing date 5pm Monday 2 Nov
Interviews Wed 11 Nov
To apply visit our website on www.suttonhigh.gdst.net
Sutton High School is committed to safeguarding of children and child protection screening will apply to this post.
gdst Girls' Day School Trust

Carers

EXP. PART TIME CARERS REQUIRED
Live-In and Live-Out positions available to support 25 yr young man with learning disability in own home. Some housework will also be required. Tel: 07802 291833 Email: mgdem9911@yahoo.co.uk

Drivers

FULL/PART TIME BREAKDOWN& RECOVERY DRIVERS WANTED
Must have licence to drive up to 3.5 - 7.5 tones vehicle.Mechanical knowledge an advantage. Epsom/Redhill area. Call 01372 277021

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SUPPORT WORKERS
required to work for adults with Learning Disabilities.
Previous experience, driving licence would be advantageous.
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Public Notices

NOTICE
THE SURREY COUNTY COUNCIL
(D2128) DOWNSIDE, EPSOM
TEMPORARY PROHIBITION OF TRAFFIC ORDER (NO.2) 2015

SURREY COUNTY COUNCIL PROPOSE TO MAKE the above mentioned Temporary Order under Section 14(1) and Part IV to Schedule 9 of the Road Traffic Regulation Act 1984, the effect of which will be to temporarily prohibit vehicles from entering or proceeding in that length of (D2128) Downside, Epsom, between its junction with St Martin's Avenue and a point 20 metres in a north westerly direction

This Temporary Traffic Order is required to enable Thames Water to carry out a new water connection. These works are anticipated to be carried out on the 9th November 2015 over eight days between the hours of 09.00hrs and 16.00hrs within the one month duration of this Order, which commences on the 9th November 2015.

However the closure will only operate when the relevant traffic signs are displayed and access will be maintained for pedestrians at all times. Access for emergency vehicles and residents will be maintained via the signed diversion route.

Traffic from the southern end of the closure will be diverted via St Martin's Avenue, Ashley Road, Heathcote Road and Downside.

Traffic from the northern end of the closure will be diverted via Worple Road, Ashley Road, St Martin's Avenue and Downside.

For the purposes of this Order, "The Surrey County Council (D2128) Downside, Epsom, Temporary Prohibition of Traffic Order 2015" is revoked in its entirety.

VARIOUS ROADS IN THE BOROUGH EPSOM AND EWELL
TEMPORARY PROHIBITION OF TRAFFIC ORDER (NO.4) 2015

ON 21ST OCTOBER 2015 SURREY COUNTY COUNCIL MADE the above mentioned Temporary Order ("this Order") under Section 14(1) of the Road Traffic Regulation Act 1984 ("the Act"), the effect of which will be to prohibit vehicles from entering or proceeding in the lengths of roads described in the Schedule to this Notice. This Order is required to enable Aeropark Developments to carry out the following works:-

- That length of (D2389) Stamford Green Road at the junction with Christ Church Road for a distance of 25 metres. This Order is required to enable Aeropark Developments to provide a crossing facility for vulnerable road users. This work is anticipated to commence on the 26th October 2015 for two days between the hours of 07.30hrs and 19.00hrs. Traffic will be diverted via Stamford Green Road, Wheelers Lane, Eastdean Avenue, Parklawn Avenue, West Hill and Christ Church Road.
- That length of (D2137) Parklawn Avenue, Epsom, at the junction with West Hill for a distance of 25 metres. This Order is required to enable Aeropark Developments to carry out footway cycleway improvements. This work is anticipated to commence on the 26th October 2015 between the hours of 07.30hrs and 19.00hrs. Traffic will be diverted via Parklawn Avenue, Eastdean Avenue, Wheelers Lane and Stamford Green Road.
- That length of (D2288) Meadway, Epsom, at the junction with West Hill for a distance of 25 metres. This Order is required to enable Aeropark Developments to carry out footway cycleway improvements. This work is anticipated to commence on the 27th October 2015 for two days between the hours of 07.30hrs and 19.00hrs. Traffic will be diverted via Meadway, West Hill Avenue, Manor Green Road and West Hill.
- That length of (D2169) Court Lane, Epsom, at the junction with West Hill for a distance of 25 metres. This Order is required to enable Aeropark Developments to carry out footpath cycleway improvements. This work is anticipated to commence on the 27th October 2015 for two days between the hours of 07.30hrs and 19.00hrs. There is no diversion available as Court Lane is a cul-de-sac.
- That length of (D2214) Hookfield, Epsom, at the junction with West Hill for a distance of 25 metres. This Order is required to enable Aeropark Developments to carry out footway cycleway improvements. This work is anticipated to commence on the 28th October 2015 for two days between the hours of 07.30hrs and 19.00hrs. There is no diversion route available as Hookfield is a cul-de-sac.
- That length of (D2282) Marshalls Close, Epsom, at its junction with West Hill, for a distance of 25 metres. This Order is required to enable Aeropark Developments to carry out cycleway improvements. This work is anticipated to commence on the 28th October 2015 for three days between the hours of 07.30hrs and 19.00hrs. There is no diversion route available as Marshalls Close is a cul-de-sac.
- That length of (D2437) West Hill, Epsom, at the junction with (B280) West Hill for a distance of 25 metres. This Order is required to enable Aeropark Developments to carry out footpath cycleway improvements. This work is anticipated to commence on the 28th October 2015 for three days between the hours of 07.30hrs and 19.00hrs. There is no diversion route available as (D2437) West Hill is a cul-de-sac.

Advanced warning signs will be displayed and the temporary closures will only operate when the relevant traffic signs are displayed. Access will be maintained for residents and businesses wherever reasonably possible and advanced notification will be given however in the event that it is necessary to restrict any access at any time under Section 3 of The Act the road can only be closed for a maximum of 8 hours in any 24-hour period. Any vehicle found to be obstructing the highway during these works will be removed to a suitable location outside the works after all reasonable methods have been undertaken to identify and contact the vehicle's owner.

Access will be maintained for pedestrians at all times.

(B280) WEST STREET, EPSOM
TEMPORARY PROHIBITION OF TRAFFIC ORDER 2015

ON 21ST OCTOBER 2015 SURREY COUNTY COUNCIL MADE the above mentioned Temporary Order under Section 14(1) to the Road Traffic Regulation Act 1984 ("the Act"), the effect of which will be to temporarily prohibit vehicles from entering or proceeding in that length of (B280) West Street, Epsom, between its junction with South Street and a point 70 metres in a north western direction.

This Temporary Traffic Order is required to enable Balfour Beatty to carry out telecoms work. These works are anticipated to be carried out on the 25th October 2015 between the hours of 08.00hrs and 16.30hrs over one day (with a back up date of the 1st November 2015 in case this work is delayed for any reason) within the one-month period of operation of this Temporary Traffic Order that commences on 25th October 2015. Advanced warning signs will be displayed and the temporary closures will only operate when the relevant traffic signs are displayed. Access will be maintained for pedestrians, residents and emergency vehicles at all times via the signed diversion route.

All eastbound traffic will be diverted via - West Hill (B280), Christ Church Road (280), Horton Lane, Hook Road (B284), Chase Road, Waterloo Road, Ashley Road (A24), Ashley Ave (A24), South Street (A24).

Westbound traffic will be diverted via - High Street (A24), Waterloo Road, Chase Road, Hook Road (B284), Horton Lane, Christ Church Road (280), West Hill (B280).

Eastbound emergency services and buses will be diverted via- Station Approach, Waterloo Road, Ashley Road (A24), Ashley Ave (A24), South Street (A24).

DATED 22nd October 2015

Authorising Officer: R Bolton

Local Highway Services Group Manager
Any Enquiries relating to this notice should be directed to:
Traffic Regulation Orders Team
Surrey County Council - Highways
Hazel House, Merrow Lane
Guildford, Surrey GU4 7BQ
Tel: 0300 200 1003

SURREY COUNTY COUNCIL

Epsom and Ewell Borough Council
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Notice is hereby given that the following applications have been received:

15/00992/FUL **Ryebrook Studios, Woodcote Side, Epsom**
Demolition of single-storey former office building and the erection of a part two/part three-storey building, accommodating 14 self-contained flats, with 20 associated surface and lower ground floor level car parking spaces.

Applications may be viewed online: http://www.epsom-ewell.gov.uk/EEBC/Planning or alternatively by visiting Epsom Town Hall, The Parade, Epsom, Surrey, KT18 5BY during office hours or in local public libraries with internet access. Should you wish to comment please use our website or email supportgrouprequests@epsom-ewell.gov.uk or write to Place Development at the above address. Please make sure that you quote the application reference number. Comments should be sent within 21 days from the date of this notice. All comments will be publicly available for inspection and will be displayed online.

Please note that details of all planning applications received are available on the Council's website.

Head of Place Development
Epsom and Ewell Borough Council

EPSOM & EWELL BOROUGH COUNCIL

EPSOM & EWELL BOROUGH COUNCIL

EPSOM & EWELL BOROUGH COUNCIL

AUDIT OF ACCOUNTS
NOTICE OF CONCLUSION OF AUDIT

Audit Commission Act 1998, S.15 & S.16
Accounts and Audit Regulations 2011

NOTICE IS GIVEN that the audit of the accounts of the above named bodies has been concluded. Any person interested may inspect, and make copies of, the audited accounts of the above-named body for the year ended 31 March 2015. The statement of accounts and annual audit letter received from the Council's external auditors will be available for inspection at the offices at which they are normally kept, on any weekday, between 9.00am and 5.00pm, or otherwise by arrangement; application should be made initially to the Director of Finance, Epsom and Ewell Borough Council, Town Hall, The Parade, Epsom, Surrey, KT18 5BY - telephone (01372) 732200.

Dated this 30th day of September 2015

Frances Rutter
Chief Executive
Epsom and Ewell Borough Council
Town Hall, The Parade, Epsom, Surrey KT18 5BY

DAISY MAUD (otherwise known as BUNTY) WILSON (Deceased)
Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased late of 74 Sandown Lodge Avenue Road Epsom Surrey KT18 7QU, who died on 08/03/2015, are required to send particulars thereof in writing to the undersigned Solicitors on or before 31/12/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.
CUFF & GOUGH LLP
Lamborn Place 26 High Street
Banstead Surrey SM7 2LJ *T454465*

SHEILA ROSALIND PLEECE (Deceased)
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BRIAN TARTTELIN (Deceased)
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ON THE ROAD: Nissan Juke Nismo RS Xtronic

What's new? Nissan has taken the flak directed at the first Juke Nismo on its chin, and rather than denying any fault, the Japanese firm has got stuck in to make its smallest performance car better. The original was a bit of a lame duck compared to true hot hatches, but the Juke Nismo RS is firmer, more composed and more powerful. There's less body roll, more straight-line urge and it even looks better than before.

Looks and image: If you don't like red detailing, you're in the wrong place. You'll find it on the outside, most obviously on the front bumper, and throughout the cabin, including on the chunky seats. Those bucket-style Recaro chairs are a serious statement of intent, giving the flagship Juke more weight to argue with.

Space and practicality: Those aggressive seats don't do you any favours when you try to slide in and end up getting the tall side bolster stuck between your legs (or worse), so you have to adapt your entry technique. There's a modest boot that's big enough for the young and the child-free. The cabin is spacious enough in the front but a bit cramped at the back.

Behind the wheel: The motorbike fuel tank-inspired centre console is an acquired taste, but there's no arguing in favour of the rubbish and dated-looking torque/boost/eco rating readouts. What you'll enjoy more is the Juke's renewed sense of purpose. It pulls hard, with an oh-so-slightly improved soundtrack against the old one, but it also stands up to scrutiny in the corners.

It changes direction with the fast reflexes that could only belong to a short-wheelbase car. Quick steering and a grippy Alcantara wheel mean you're never scrabbling for extra lock, and the car stays flat even when you corner like it's 1999.

Value for money: At £21,995 the Nismo RS is not bad value. On the one hand, it's the same price as the bog-standard seven-seat Nissan X-Trail, but on the other it's cheaper than other similarly-equipped hot hatches. For its size, the Juke punches above its weight.

FACTS AT A GLANCE

Nissan Juke Nismo RS Xtronic

Engine: 2.0-litre turbocharged petrol producing 189bhp and 221lb/ft
Transmission: Six-speed manual driving the front wheels
Performance: Top speed 142mph, 0-62mph in 7.2 seconds
Economy: 45.6mpg combined
Emissions: 144g/km

LifePaint lights the way

Volvo dealership Parkside Orpington will next weekend officially launch Volvo Cars LifePaint – a reflective spray aimed at increasing the visibility and safety of cyclists on the road in time for darker nights when the clocks go back on the October 25.

Volvo Cars LifePaint is a unique illuminating safety paint which is invisible by daylight, but in the dark reflects light in the same direction as the light source, shining brightly to illuminate the objects it has been sprayed on.

Volvo Cars LifePaint is transparent and can be washed off. It can be applied to clothes, shoes, helmets, pushchairs and children's backpacks – even dog leads and collars. Its aim is to make the invisible visible at night.

The innovative reflective spray, which was first available as part of a limited pilot in April 2015, is designed to react to a car's headlights, alerting drivers to the presence of cyclists in the dark.

Volvo has secured a further partnership with the makers of the product, Swedish start-up Albedo100, to distribute the product through its dealer network and Parkside, located on Court Road will hold an open day on Saturday, October 24, offering free sprays to demonstrate how it works.

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Tanners hit the buffers

Leatherhead's mini revival in the Ryman Premier Division hit the buffers last weekend after a 2-0 defeat at Billericay Town.

It left the Tanners, who had won the two previous games, in 15th place going into the Wednesday night clash with play-off contenders Tonbridge Angels at Fetcham Grove.

This weekend, Richard Brady, *pictured*, takes his men to Lewes, who are struggling in the bottom two of the table.

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Rio needs records for golds

If Joanna Rowsell Shand wants to add to her Olympic team pursuit title in Rio next year, she will have to do so with a world-record breaking performance according to London 2012 team-mate Dani King, *writes Pippa Field*.

Three years ago former Nonsuch High School pupil Rowsell Shand, King and Laura Trott won team pursuit gold in front of their home fans at London 2012.

The same event in Rio will include four, rather than three, cyclists.

With King not taking part, it opens the door to the likes of Elinor Barker and Katie Archibald coming on board after Great Britain surrendered their title to Australia at the World Championships in February.

Tall order: Joanna Rowsell Shand needs to be at her best in Rio to repeat the successes of London 2012

To compound their misery, the Aussies also took the world record off of them in the process and King believes Great Britain will have to be on record-breaking form to get gold in Rio next year.

"I believe that who wins gold next year in Rio will have had to break the world record to do it," she said.

"Australia stepped it up at the worlds this year and they will be up there again along with the likes of Canada. It's going to be a fierce battle.

"There are five girls in the picture for the team pursuit for Great Britain, but at the moment there is no one that really stands out, they are all good riders.

"It's quite a young team but that's good. It's going to be exciting to see who gets the nod."

For the full interview go to **epsomguardian.co.uk/sport.**

RUGBY UNION: Sutton & Epsom face a tough restart, but...

Cholewa has the faith

SPORTS EDITOR
TIM ASHTON
tim.ashton@london.newsquest.co.uk

Last time out: James Caddy races for the line during last season's home defeat to Chobham

Sutton & Epsom return to action this weekend as leaders of London Division One South, and they will have their mettle tested immediately – but head coach Lee Cholewa is delighted.

SE beat Tottonians 41-26 two weekends ago to hit the top of the table ahead of last weekend's break.

The action starts again on Saturday with a trip to Chobham, who not only beat SE twice last season, but who also sit second in the table.

However, despite the tough restart, Cholewa reckons it is the perfect way to get back to business.

He said: "Chobham is probably the best game we could have first off.

"It re-focusses the lads' minds, and hopefully means that training this week will be productive.

"We know a lot about them. The Chobham team we've played for the past three seasons is pretty much the same team as now.

"They have the same key players in the same positions. You know how they play, so it's a matter of trying to stop them playing, and if you execute what you are good at, you should create chances."

He added: "They have a strong set piece in both the line out and the scrum.

"They can also play wide, and they have a good kicking game.

"They are a complete side, some teams have a strong back line or scrum, one or the other.

"But with Chobham, you cannot say they have a weakness, because they have 15 to 18 very good players on the pitch, who can score from anywhere."

While extolling the virtues of Saturday's hosts, Cholewa is quick to point out his own side's strong points, as well as play down the momentum-sapping break.

"We're similar to Chobham in that we can play numerous ways and I'd like to think we can adapt depending on the opposition and conditions.

"But at the end, it is just another league game – it won't dictate the future and how the whole season goes."

He added: "We had good momentum before the break, but while you want to keep that momentum it also gives the lads a breather.

"They have played six games on the trot and have picked up niggles and knocks.

"But they can also get some some can spend time with the family."

Cholewa is without Ian Knott and Andy King (hamstrings), while Paul Hodgson has work commitments with London Irish.

For the full interview go to **epsomguardian.co.uk/sport**.

SPORTS*brief*

PARKRUN: Epsom & Ewell Harrier Ollie Garrod spread his wings on Saturday morning to break the tape at Exeter in 16 minutes 13 seconds for the first time. David Halloway of Tadworth AC was fastest around Old Deer Park, clocking 17:42. Meanwhile, Kevin Lewis of Sutton Runners took the tape at Banstead Woods, clocking 17:54. Lisa Rooney (21:18), of Collingwood AC, won the women's race.

FOOTBALL: Epsom & Ewell dropped to fifth in the Premier Division of the Combined Counties League following a 1-0 defeat at home to Chertsey on Saturday. Epsom Athletic sit ninth in Division One after a 0-0 draw at South Park Reserves on Friday, and divisional rivals Banstead Athletic are 12th having not played last weekend.
Saturday's fixtures: Ashford Town (Msex) v Epsom & Ewell, CB Hounslow United v Epsom Athletic, Cobham v Banstead Athletic.

HOCKEY: Purley Walcountians picked up their first win of the South Hockey League Premier Division Two season thanks to goals from Barnie Hillsden and Tom Mullins. Eastbourne, without a win in three, were the victims. In Hants/Surrey Division One, Epsom came out on the wrong end of a nine-goal thriller, going down 5-4 at home to Havant 2nds. Goals from Mike Atkinson, Scott Barton, Alex Culff and Ben Hildrey, *pictured above*, were not enough.

Saturday's fixtures: Holcombe 1As v Purley Walcountians, Hamble v Epsom.

Youngsters bring home medals

The head of girls games at Downsend School reckons team spirit was behind a medal haul at the Surrey Schools K2 Biathlon, *writes Tim Ashton*.

Thirty-nine pupils from the Epsom-based school were up against more than 400 rivals from across the county in Crawley.

Joe Mumford won gold in the individual U10s, while Lachie Thomson picked up bronze in the same age group – the duo, alongside Harry Goodman were crowned team champions.

Katherine Vann, Elizabeth Hallett and Amelie Hartley won U10s girls' team silver.

Vann finished fourth in the individual standings.

The U11s girls' team of Freya Taylor, Sophie Edison and Freya Hancock won team bronze.

U12s contenders (from left to right): Mathieu Barra, Daniel Geddes, Calum Ruth, Leyton Tribe, who finished as second individual, and Albert Winterborn were representing Downsend School

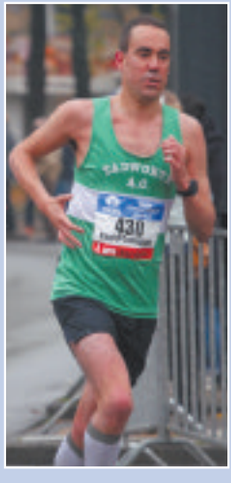
Leyton Tribe was a medallist, claiming U12s individual silver, as well as team gold with Daniel Geddes and Albert Winterborn.

Geddes finished fifth individual, as did Jack Goodman in the U14s – he also clocked the fastest U14s run.

Elsewhere, Ava Gilbert claimed the fastest run title in the U12 girls age group.

When in Amsterdam

Leading the way: Paul O'Callaghan, right, led home an eight-strong Tadworth AC contingent in the Amsterdam marathon on Sunday. In rainy conditions, he finished 65th of 12,349 runners in two hours 36 minutes 39 seconds. He was followed by Dave Williamson (110th in a personal best 2.43:37) and Simon Booth (215th in 2.50:19). Pam Lomoro was the leading lady, coming home in 3.17:12 for 2,285th. Seven members ran in the half marathon, with Roland Hogg leading the way in 2,045th of 14,000 runners in 1.42:25.



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